



29 Burrill Avenue
York, YO30 6HP
Guide Price £280,000



A quality two bedroom end terrace house with garage on a generous plot located on this residential cul-de-sac convenient for York City Centre, Clifton Moor shops and nearby schools and amenities. Updated and maintained to a very high standard throughout, the bright and airy living accommodation comprises; entrance hallway, lounge, fitted breakfast kitchen, timber lean-to, first floor landing, two first floor bedrooms, and three piece bathroom. To the outside is a gravel driveway providing ample off street parking and the potential for electric car charging, whilst to the rear is a lawned garden backing into parkland with paved patio area, and rear access into the attached single garage. An accompanied viewing of this superb house is highly recommended.

Entrance Hallway

uPVC entrance door, stairs to first floor, carpet.

Sitting Room

11'9 x 11'3 (3.58m x 3.43m)

uPVC window to front, radiator, TV point, power points, carpet.

Kitchen

10'5 x 11'3 (3.18m x 3.43m)

uPVC window to rear, fitted wall and base units, counter tops, one and a half stainless steel sink and draining board with mixer tap, gas hob and double electric oven, column radiator, power points, luxury vinyl tiling. Pantry/Utility area with uPVC door to rear.

Lean To

11'9 x 11'7 (3.58m x 3.53m)

First Floor Landing

uPVC window to side, doors to

Bedroom 1

10'11 x 11'3 (3.33m x 3.43m)

uPVC window to front, fitted storage, radiator, power points, carpet.





Bedroom 2

10'1 x 9'4 (3.07m x 2.84m)

uPVC window to rear, radiator, power points, carpet.

Bathroom

7'2 x 4'10 (2.18m x 1.47m)

uPVC opaque window to rear, panelled bath with electric shower over, low level WC, wash hand basin with storage, contemporary radiator, extractor fan, laminate flooring.

Outside

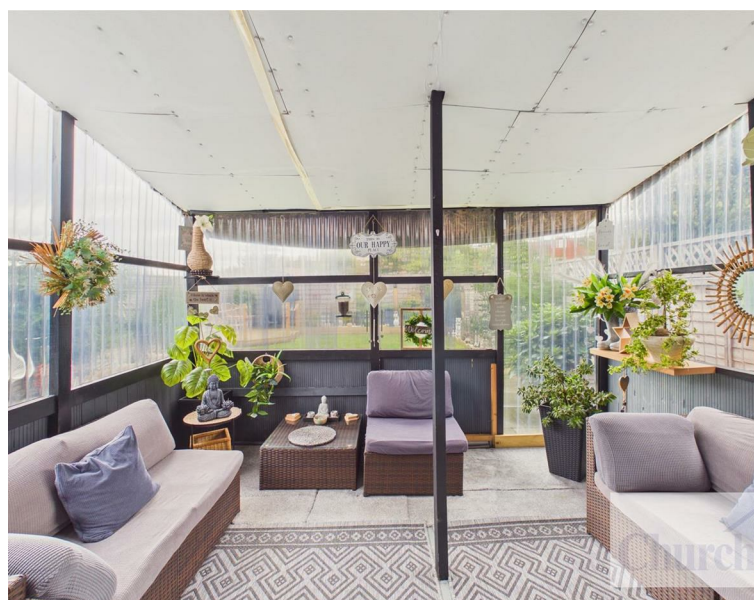
Front gravelled driveway, access to garage. Rear lawned garden with raised timber deck area, paved patio, timber fence boundary, flower borders and shrubbery, rear access to garage.

Garage

Power and lighting, double doors to front and doors to rear.

Agents Note

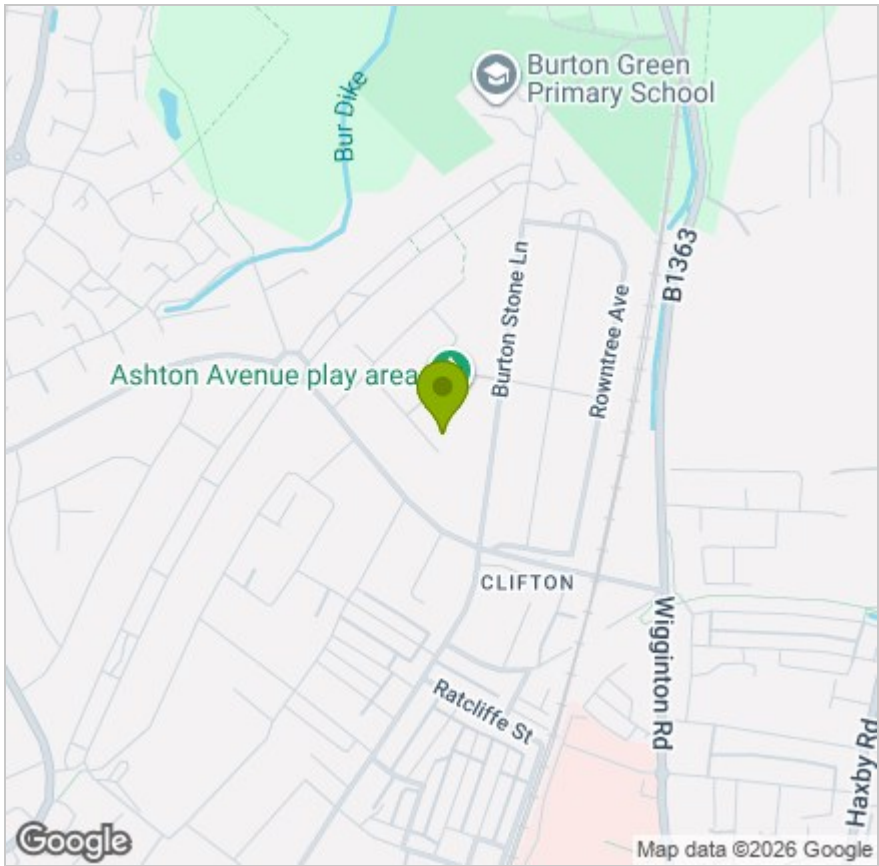
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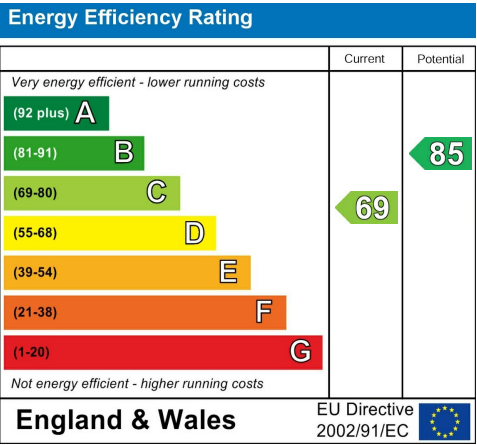
FLOOR PLAN



LOCATION



EPC



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