



## Constantine Avenue, York, YO10 3TB

- No Onward Chain
- Gardens Front And Rear
- Close To Local Amenities
- Council Tax Band C
- Kitchen Diner
- Scope For Modernisation
- Off-Street Parking

**£250,000**



# Constantine Avenue, York, YO10 3TB

## DESCRIPTION

A three-bedroom end-terrace home enjoying a favourable position on Constantine Avenue, offering an excellent opportunity for buyers looking to update a property to their own taste. The location provides convenient access to a range of local amenities, well-regarded schools, transport links, York city centre and the A64.

The ground floor features a spacious living room together with a kitchen diner positioned at the rear, creating a practical everyday living and dining space with direct access towards the garden.

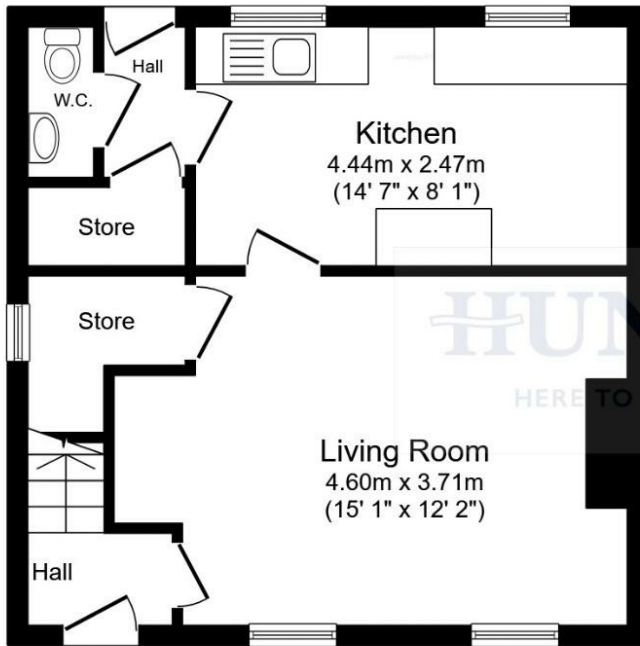
To the first floor are three bedrooms along with the house bathroom. The accommodation would benefit from modernisation, giving the next owner plenty of scope to personalise and improve the home over time.

Externally, the property offers gardens to both the front and rear, with the end-terraced position providing additional outside space, including off street parking, to the side of the house.

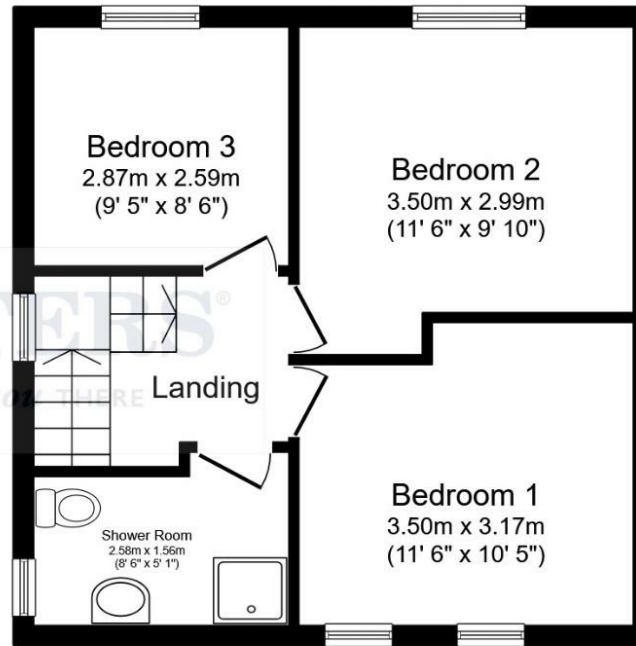
A well-proportioned home ideal for first-time buyers, families or investors seeking a property with potential in a convenient and established residential area of York.







**Ground Floor**



**First Floor**

Total floor area 78.5 m<sup>2</sup> (845 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

### Viewings

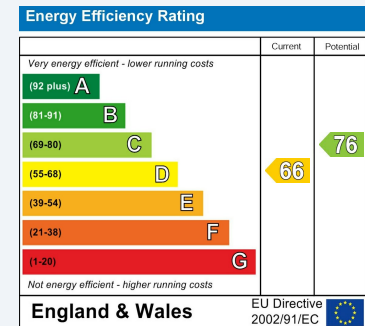
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.