



Fifth Avenue, York, YO31 0PW

- Well Presented
- Modern Kitchen
- Driveway
- Large Garden
- Popular Location
- Council Tax Band B

Offers Over £250,000



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DESCRIPTION

A beautifully presented, three bedroom home in a popular residential area with a large rear garden.

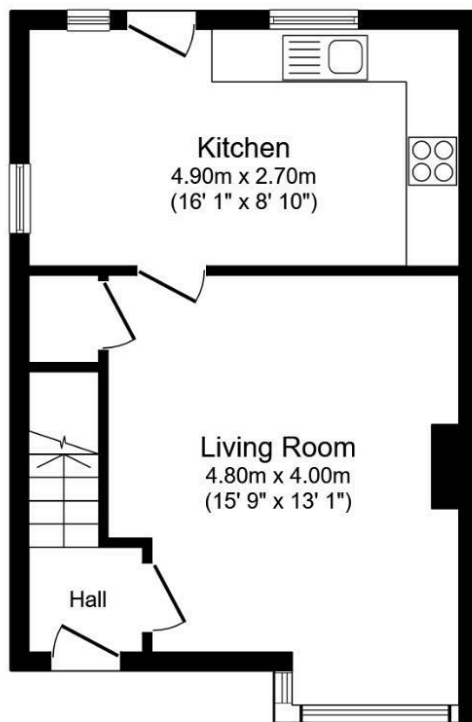
Upon entering the property there is an entrance hall with stairs leading to the first floor. There is a bright and airy living room to the front of the property and to the rear a modern fitted kitchen with a range of base and wall units and space and plumbing for free standing appliances.

To the first floor there are three bedrooms and the family bathroom with sink, W.C and bath with shower over.

Externally there is a paved driveway to the front providing off street parking. Gated access leads down the side of the property where there is the large, lawned garden with patio seating area and brick built storage shed.

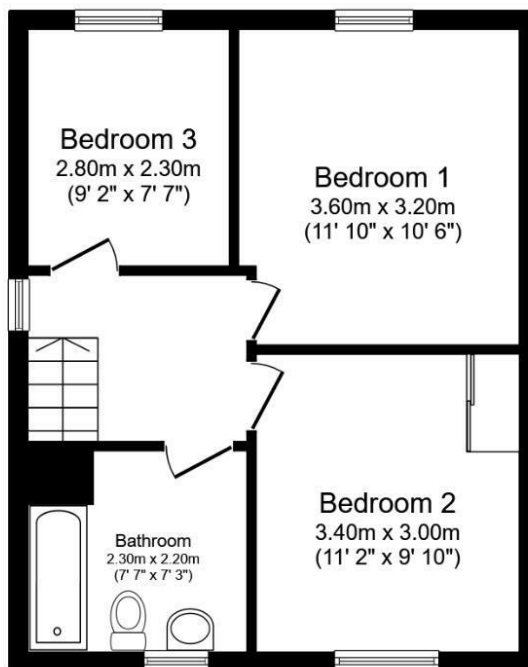






Ground Floor

Floor area 35.9 sq.m. (387 sq.ft.)



First Floor

Floor area 39.8 sq.m. (428 sq.ft.)

Total floor area: 75.7 sq.m. (815 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io

Viewings

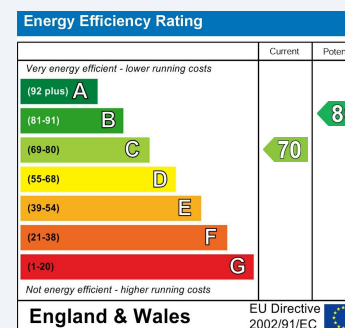
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.