



Main Avenue, York, YO31 0RT

- SOUGHT AFTER LOCATION
- HOME OFFICE
- EXCELLENT LOCAL AMENITIES
- REAR GARDEN
- FIRST FLOOR SHOWER ROOM
- POTENTIAL FOR LOFT CONVERSION SUBJECT TO NECESSARY PERMISSIONS

£290,000



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DESCRIPTION

A Charming Forecourted Terrace with Garden, Just Half a Mile from York's Historic City Walls. Located on the ever-popular Main Avenue, this beautifully presented terraced home blends period charm with modern living and is ideally positioned from York's city centre.

Step inside to a welcoming entrance hall with stairs leading to the first floor. The ground floor living space has been thoughtfully opened up, creating a bright and airy open-plan lounge and dining area, complete with a large front bay window and rear patio doors that open onto the garden — perfect for relaxing or entertaining.

To the rear, the well-appointed kitchen features a range of stylish wall and base units, integrated oven, hob and extractor, along with plumbing and space for freestanding appliances. A rear door provides further access to the garden.

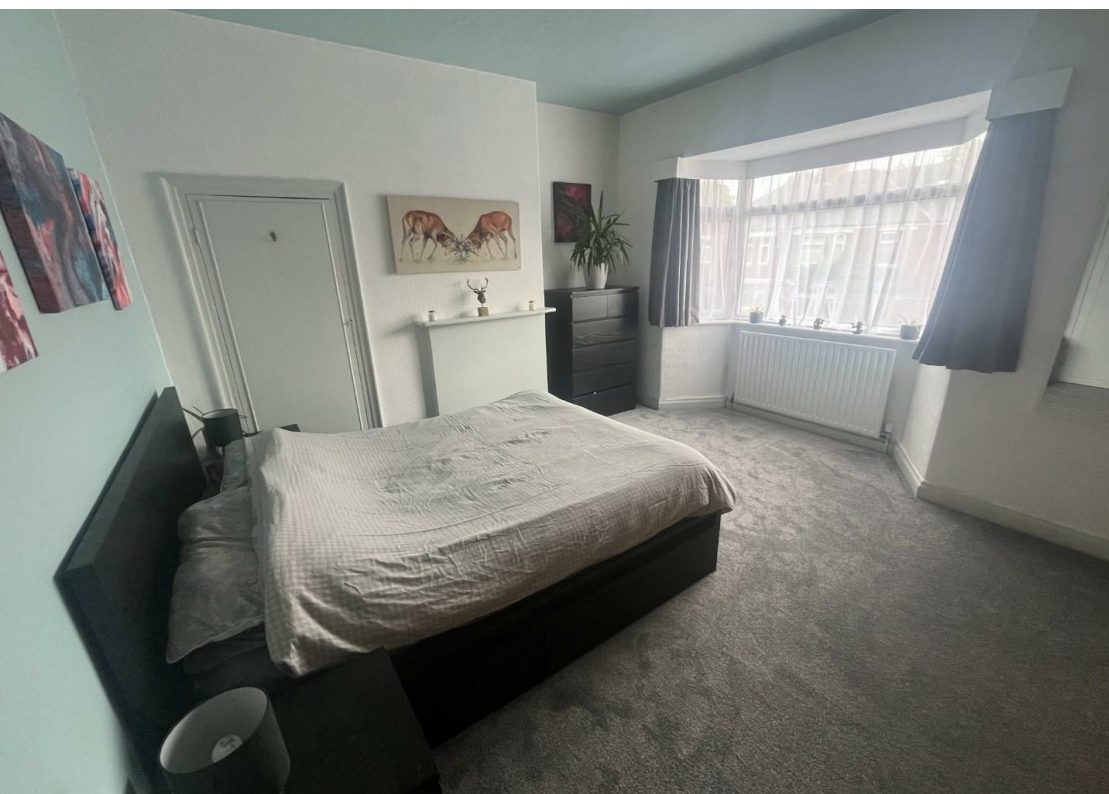
Upstairs, you'll find two generously sized double bedrooms, plus a versatile home office — ideal for remote working or study. The office connects to a contemporary shower room with walk-in shower, wash basin and W.C.

Outside, the property boasts a gated forecourt to the front and a delightful walled garden at the rear, laid to lawn with a patio seating area — a lovely spot to unwind.

Main Avenue offers excellent local amenities including shops, parks, well-regarded schools, retail parks and superb access to the city centre and transport links.

Viewing is highly recommended to fully appreciate the space, character and location of this fantastic home.







Total floor area 99.1 m² (1,066 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 www.focalagent.com

Viewings

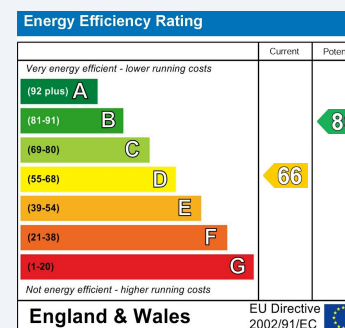
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.