



Albion Avenue, York

- GENEROUS GARDEN
- GOOD LOCAL AMENITIES
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND C
- POPULAR LOCATION
- GARAGE
- EPC RATING D

£315,000

HUNTERS®

HERE TO GET *you* THERE

Albion Avenue, York

DESCRIPTION

A well maintained, three bedroom semi detached home in a popular residential location to the west of York.

The property is accessed via an entrance porch which leads to a hallway with stairs leading to the first floor.

The lounge is located to the front of the property and has a large bay window and feature fireplace creating a focal point to the room. Beyond the lounge you have the second reception room, currently used as a dining room with patio doors leading out to the rear garden.

The ground floor is completed by the kitchen with its range of base and wall units, integrated oven, hob and extractor fan above. There is also space and plumbing for free standing white goods.

To the first floor you have three bedrooms and the family shower room with sink, W.C and walk in shower cubicle.

Externally the property has a driveway to the front providing off street parking for multiple vehicles and leading to the attached garage. To the rear of the property is a stunning, enclosed garden largely laid to lawn with patio seating area. There is a door to the rear of the garage providing access through to the front without having to go through the house.

Albion Avenue is a popular street just off Beckfield Lane. It offers a range of local amenities as well as providing convenient access to York outer ring road.

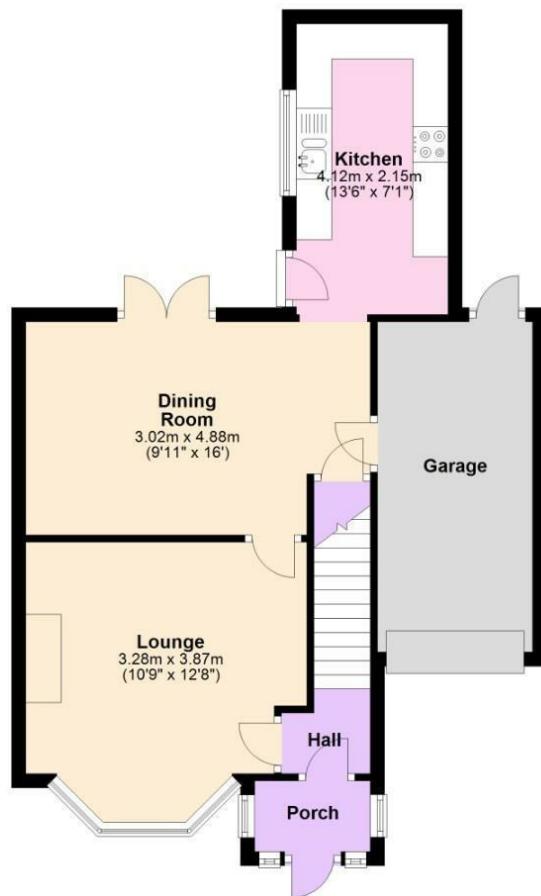
Viewing of this property is highly recommended to truly appreciate all it has to offer.





Ground Floor

Approx. 52.4 sq. metres (563.6 sq. feet)



Total area: approx. 84.0 sq. metres (903.6 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

49 Albion Avenue

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE

Tel: 01904 621026 Email:

york@hunters.com [https://www.hunters.com](http://www.hunters.com)



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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | 67 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

HUNTERS®

HERE TO GET *you* THERE