



## Lindsey Avenue, , York, YO26 4RJ

- No Onward Chain
- Upgrade Opportunity
- Council Tax Band B
- 3 Bedroom End Of Terrace Home
- First-Time-Buyer/Investor Opportunity

**£220,000**





# Lindsey Avenue, , York, YO26 4RJ

## DESCRIPTION

Ideal for first-time buyers or professionals, this well-presented 3 bedroom end-terraced home is set in a popular residential area of Acomb, just to the west of York. The location offers convenient access to the city centre and York train station, both within easy reach by foot or bicycle.

The property is entered through a hallway, leading a spacious living room. To the rear, the kitchen is well-equipped with a range of wall and base units, generous worktop space, and room for freestanding white goods. There is also an additional store room to the rear leading onto the rear garden. To the first floor, there are three bedrooms, with the family bathroom completing this superb home.

Externally, the property benefits from an attractive rear garden with parking available.

The property is offered for sale with No Onward Chain!











**Ground Floor**  
Floor area 43.2 sq.m. (465 sq.ft.)

**First Floor**  
Floor area 37.2 sq.m. (400 sq.ft.)

**Total floor area: 80.4 sq.m. (865 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](http://www.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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.