



## Albion Avenue, York

- THREE BEDROOMS
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- GENEROUS GARDEN
- REQUIRES MODERNISATION
- COUNCIL TAX BAND C

£245,000

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# Albion Avenue, York

## DESCRIPTION

A fantastic opportunity for somebody to put their own stamp on a three bedroom semi-detached property in a popular residential area to the west of York.

Upon entering the property you have an entrance hall with stairs leading to the first floor. To the front you have a lounge with bay window. To the rear is a dining room with understairs storage cupboard, beyond the dining room is the fitted kitchen with a range of base and wall units.

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

Externally the property has a lawned front garden with driveway. To the rear is a generous lawned garden.

This property is in need of modernisation and offers huge potential for extension (subject to necessary permissions).

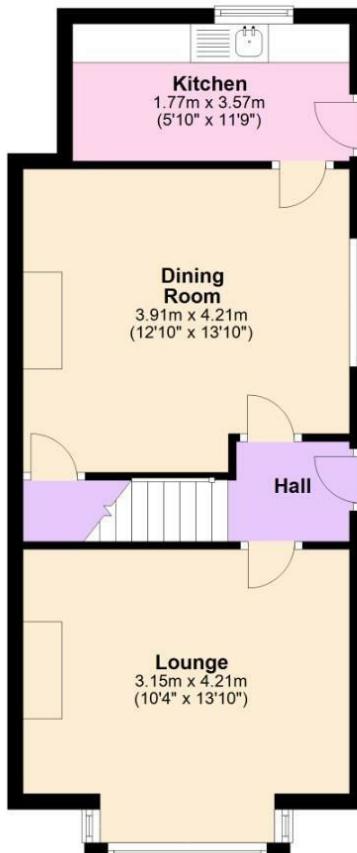
Viewing is highly recommended to truly appreciate the opportunity on offer.





## Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 78.4 sq. metres (843.9 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.

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



## First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



## 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		
(69-80) C		
(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.

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