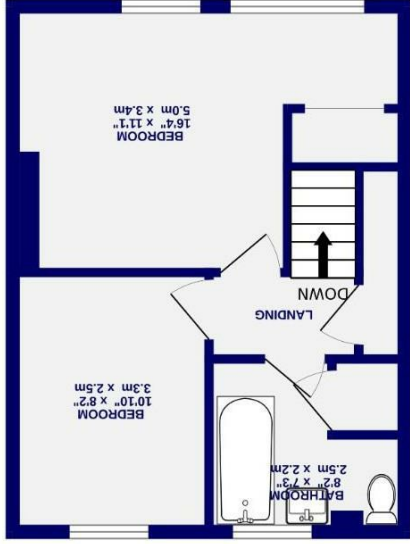


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

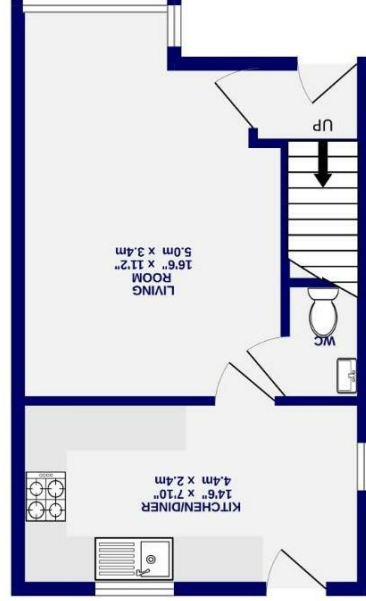
- EPC D
- Large South-East Facing Garden
- Close To Amenities & Schools
- Popular Area Of York
- Two Well Proportioned Bedrooms
- Downstairs WC & Family Bathroom
- Well-Presented Two Bedroom Home

Freehold
Council Tax Band - B

Burlington Avenue , York YO10 3TD



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.

TOTAL FLOOR AREA: 688 sq. ft. (63.9 sq.m.) approx.
 These measurements are based on the measurements of the walls and are not intended to be used as a guide to the actual area of the property. The measurements are given as an approximate guide only and are not intended to be used as a guide to the actual area of the property. The measurements are given as an approximate guide only and are not intended to be used as a guide to the actual area of the property. The measurements are given as an approximate guide only and are not intended to be used as a guide to the actual area of the property.



Burlington Avenue
, York
YO10 3TD

£210,000



****CASH BUYERS ONLY****

Situated in the sought-after Tang Hall area of York, this well-presented two-bedroom mid-terrace home offers an excellent opportunity for first-time buyers or investors. Located close to a wide range of local amenities, shops, and well-regarded schools; including the highly-rated Archbishop Holgate's School. It also benefits from close proximity to the University of York, making it a smart choice for rental potential.

Inside, there is a welcoming family living room, leading through to a modern kitchen in great condition, complete with space for dining and a convenient downstairs WC. Upstairs, the property boasts a family bathroom and two generously sized bedrooms, with the main bedroom featuring a hidden storage unit above the stairs.

Externally, the property features a well maintained lawned garden, shed and paved patio. All of which have been beautifully kept. To the front elevation there is a gated front yard leading out on to the road.

Council Tax Band - B

