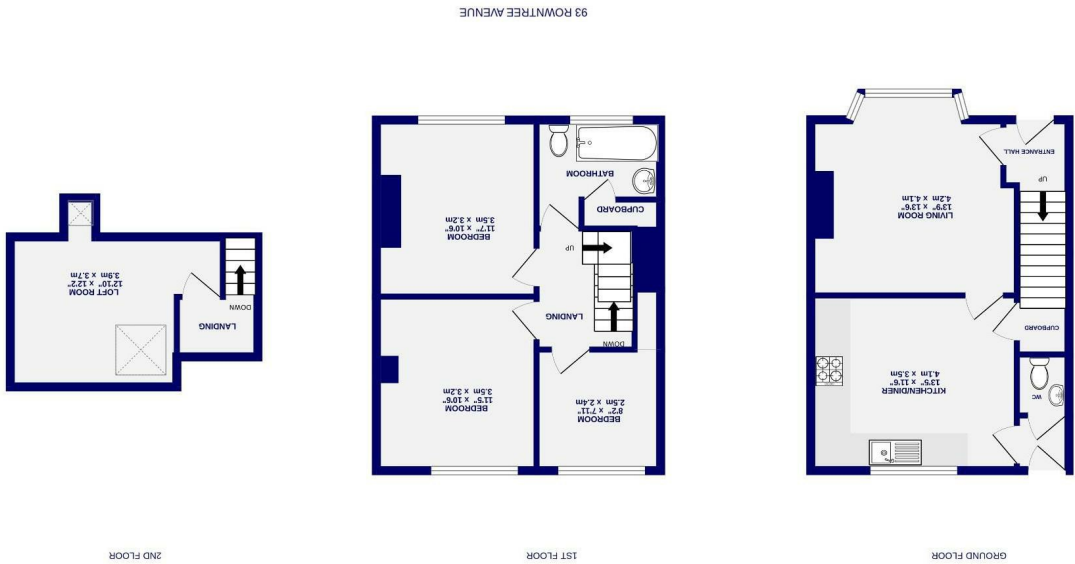


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- EPC TBC
- Rear Garden & Off Street Parking
- Versatile Loft Space With Velux
- Close To Amenities
- Popular Rowntree Avenue Location
- Ideal First Time Buyer Home
- Bright Bay Fronted Living Room
- Spacious Kitchen Diner
- Three Bedroom
- Charming Mid Terrace

Freehold
Council Tax Band - B

Rowntree Avenue Clifton, York YO30 6HG



Rowntree Avenue
Clifton, York
YO30 6HG

£275,000

3 1

Located on the popular Rowntree Avenue, just a mile north of York's historic city walls, this charming and well-presented three-bedroom end townhouse offers characterful accommodation, a generous rear garden and excellent access to York Hospital, the city centre and major commuter routes. The property is particularly well suited to first-time buyers, young families or those looking for a home with warmth, personality and room to grow.

Internally, the property opens into a welcoming entrance hall with stairs rising to the first floor. To the front is a bright and airy living room, full of character and enhanced by a large bay window and tasteful décor, creating a comfortable and homely space. To the rear sits a well-equipped kitchen diner, fitted with a range of wall and base units and offering ample space for dining. A built-in storage cupboard adds everyday practicality, along with a downstairs WC and a rear door providing direct access to the garden.

The first floor comprises three well-proportioned bedrooms, with the main bedroom positioned to the front and benefitting from the echoed bay window, adding to the home's charm. A modern family bathroom completes this level. From the landing, cleverly designed wooden stairs lead to a versatile loft space with a Velux window, ideal for storage, a hobby area or flexible use.

Externally, the property benefits from off-street parking to the front. To the rear is a generous garden featuring a patio seating area and brick-built storage, offering an ideal space for entertaining, relaxing or enjoying outdoor living. An internal viewing is highly recommended to fully appreciate the character, space and potential on offer.

Council Tax Band B

