



Fifth Avenue
Layerthorpe, York
YO31 0UW

£245,000



Located in a popular residential area just a short distance from the historic walls of York City Centre, this substantial townhouse offers generous living space and a larger than average rear garden. Previously a rental property, it is now offered for sale with no onward chain and presents an exciting opportunity for further development, creating the ideal next home.

The internal accommodation briefly comprises an entrance hall leading into a spacious living room at the front of the property. To the rear is a fitted kitchen with a range of wall and base units, ample worktop space, and some integrated appliances. A two-piece bathroom completes the ground floor.

To the first floor are three well proportioned double bedrooms, a spacious landing, and a convenient separate WC.

Externally, the property boasts a generous, south facing rear garden, mainly laid to lawn with patio areas just off the kitchen. Bathed in natural light, the garden offers excellent potential for a rear extension, subject to the necessary planning permissions. Driveway parking is available at the front of the property.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band- B



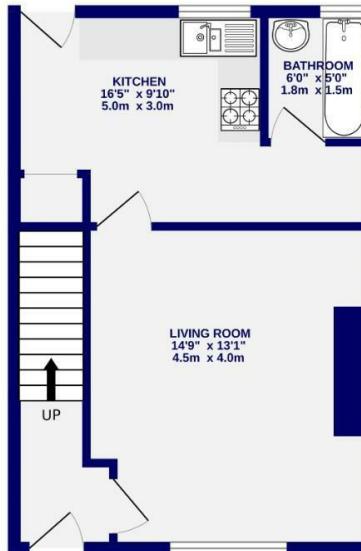


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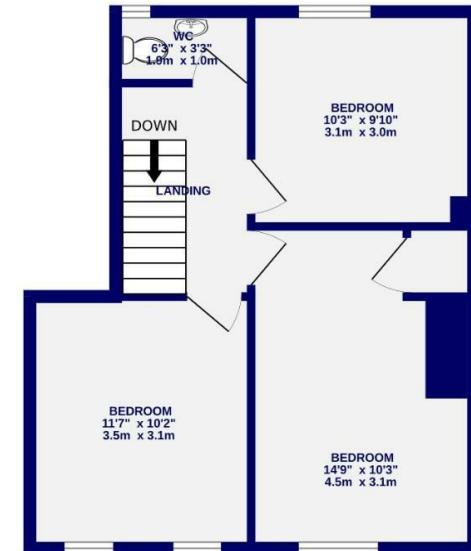
Freehold
Council Tax Band - B

- Townhouse
- Three Bedrooms
- First Floor W.C, Ground Floor Bathroom
- South Facing Rear Garden
- Generous Plot
- Potential For Extension (STPP)
- No Onward Chain
- EPC D

GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability.
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