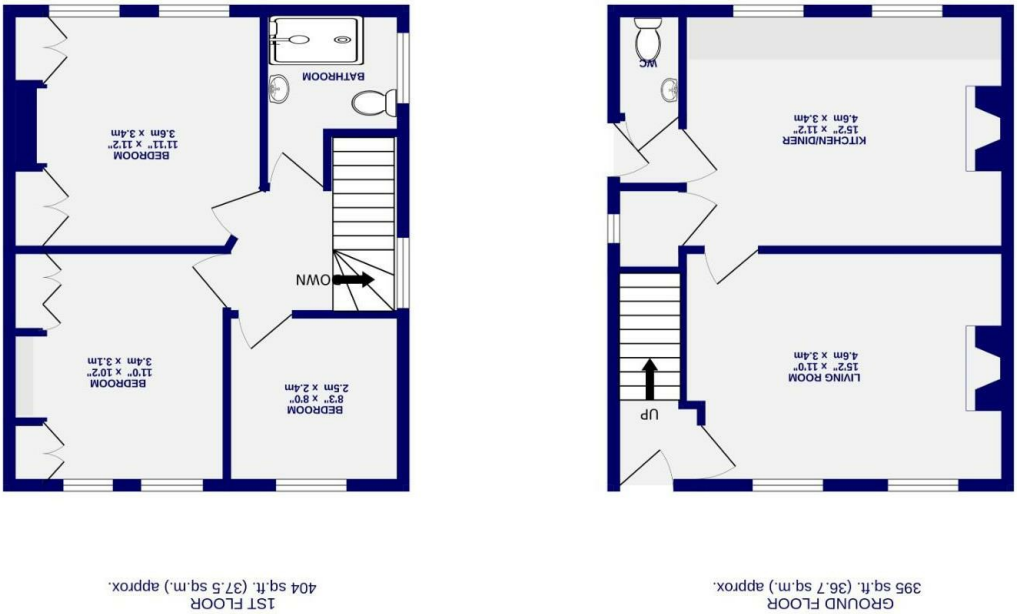


Rowntree Avenue  
Clifton, York  
YO30 6HQ

Freehold  
Council Tax Band - B

- End Townhouse
- Three Bedrooms
- Bathroom & Ground Floor W.C
- Driveway Parking
- Generous Plot
- Well Maintained Throughout
- No Onward Chain
- EPC D



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£270,000

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Located in the ever popular residential area of Clifton, just to the north of York, is this well presented townhouse. A much loved home for several decades, the property has been well maintained throughout and also offers fantastic potential for further development, subject to the necessary planning permissions. Rowntree Avenue is a sought after location due to its close proximity to York city centre, York Hospital, and the train station, making it ideal for a range of buyers including commuters, families, and investors.

Internally, the property briefly comprises an entrance hall leading through to a well proportioned reception room situated at the front of the home. To the rear sits the kitchen, which offers ample storage via a range of wall and base units, a panelled ceiling, space for a dining table, and access to a useful pantry. There is also a convenient downstairs WC.

To the first floor are two generously sized double bedrooms, a single bedroom, a spacious landing, and a three piece family bathroom.

Positioned on a spacious plot, the property benefits from front and rear gardens, with the rear garden predominantly laid to lawn and featuring established flowerbeds and decking areas, all enclosed by fenced boundaries. A garage/storage space at the rear also offers further functionality or potential for hobby or utility use.

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

Council Tax Band - B

