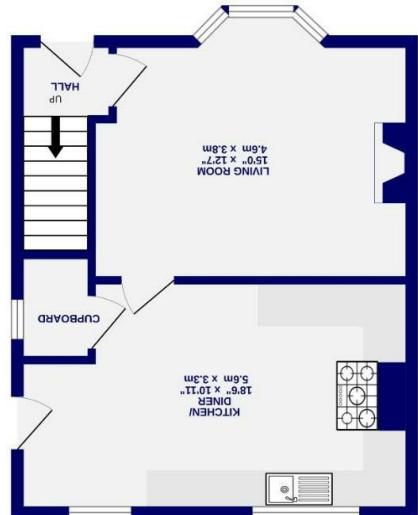


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances 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 measurements contained in these particulars, floor plans or distances referred to 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, appliances shown here are not tested and no guarantee is given as to their operability. Measurements given are approximate and should be used as such by any prospective purchaser. The services, fixtures and fittings, and any other items not specifically mentioned in these particulars will form part of the property and will be sold with the property subject to the general terms and conditions of sale.

1ST FLOOR
866 sq ft (80.4 sq m) approx.GROUND FLOOR
866 sq ft (80.4 sq m) approx.

- EPC C
- Double Garage
- Ideal First Home
- Potential For Extension (STPP)
- Generous Plot
- End Townhouse
- No onward Chain
- Council Tax Band - B
- York
Rountree Avenue
YO30 6HD



Rowntree Avenue

York

YO30 6HD

£260,000

 3  1

Situated in the popular residential area of Clifton, just a short distance from York city centre and offering excellent access to both the train station and major road links, this three-bedroom townhouse is an ideal first-time buy or investment opportunity. Occupying a generously sized corner plot, the property provides fantastic potential for extension or further development, and is offered to the market with no onward chain.

The ground floor features an entrance hall leading into a bright and welcoming reception room at the front of the home. A large front-facing window fills the space with natural light, highlighting features such as the fireplace recess and floating shelf. To the rear, the kitchen diner is fitted with a range of wall and base units, offering ample storage and worktop space, along with room for freestanding appliances and a dining area.

Upstairs, a spacious landing provides access to three well-proportioned bedrooms and a family bathroom complete with a three-piece suite.

Externally, the property boasts a wraparound plot extending to two sides, presenting significant scope for extension (subject to planning). The garden is designed for low maintenance, incorporating a mix of lawn and patio areas. To the rear, a double garage provides valuable storage or the potential to be converted into a home office or studio.

Given its size, location, and potential, this property is expected to generate strong interest—early viewing is highly recommended.

Council Tax Band- B

