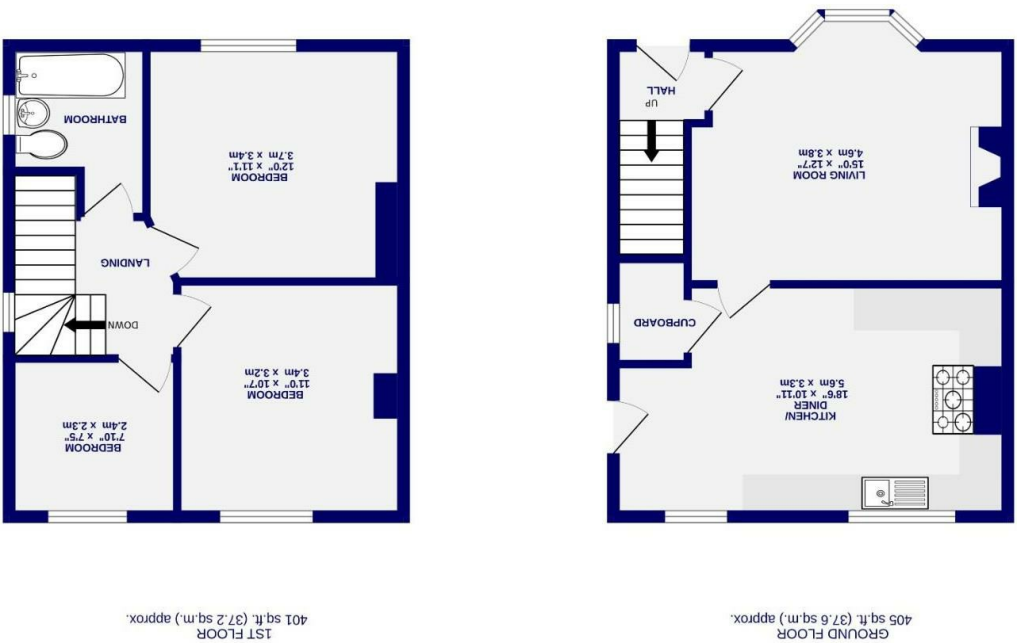


Rowntree Avenue  
York  
YO30 6HD

- Freehold
- Council Tax Band - B
- No Onward Chain
- End Townhouse
- Generous Plot
- Potential For Extension (STPP)
- Ideal First Home
- Double Garage
- EPC C



TOTAL FLOOR AREA: 806 sq. ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is recommended that you obtain a professional valuation of the property and its contents. The plan is for illustrative purposes only and should be used as a guide only. The plan is for illustrative purposes only and should be used as a guide only. The plan is for illustrative purposes only and should be used as a guide only.

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 areas, measurements, 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 statements contained in these particulars. 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.



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£260,000

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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

