



Melton Avenue
Rawcliffe, York
YO30 5QQ

Offers Over £325,000



This traditional semi detached home offers spacious, light, and flexible accommodation. Melton Avenue is set to the north of York; well placed for access to the City centre, good transport links and local amenities including popular schooling. The property has been a much loved family home, and now benefits from the potential for a buyer to put their own stamp on it.

The internal accommodation comprises an entrance hall, leading to a generous sized living room and dining room featuring a bay window allowing light to flood through and french doors to the rear. The recently fitted kitchen boasts an array of style wall and base units, integrated cooker and gas hob complemented by worktops. To finish the ground floor accommodation is a utility area and access to the garage.

On the first floor there are three well proportioned bedrooms and a house bathroom with a separate wc. There is also a fully boarded attic room with a ladder.

Externally, the property boasts a rear garden, storage shed and a driveway leading to the garage. Sure to appeal to a range of buyers, early viewing is essential.

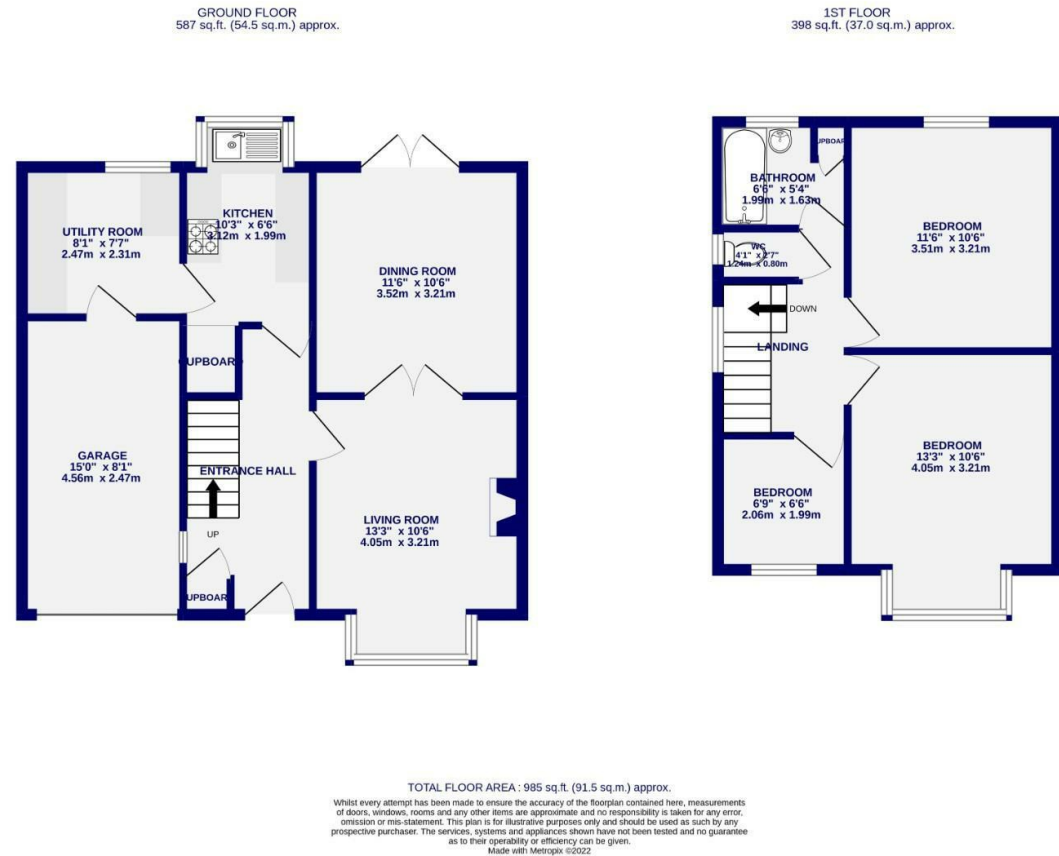




Melton Avenue Rawcliffe, York YO30 5QQ

Freehold
Council Tax Band - C

- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Rear Garden
- Driveway & Garage
- EPC D



Important notice: In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute parts of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.