



00 Wilberforce Avenue, York, YO30 6DS Offers in excess of £250,000

**** CONVIENT LOCATION - SPACIOUS END OF TERRACE HOME ****

Located in the Clifton area, north of the city centre of York lies this spacious end of terrace home. This home is set amongst other similar residential homes and along with good access into the city, has some local shops, schools, leisure facilities and access to the outer ring road and rail links within the city.

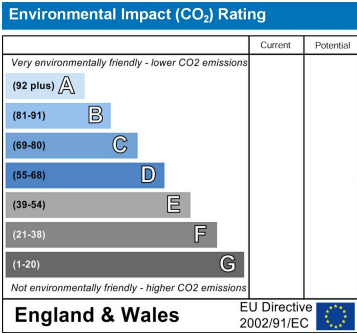
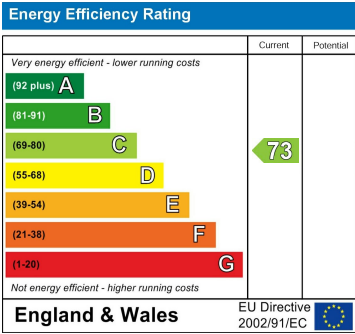
The accommodation on offer briefly consists: Entrance, lounge, a kitchen which is fitted with plenty of workspace, storage units and space for white goods, access then to the side rear lobby and downstairs bathroom. Stairs then lead to the first floor landing with doors to three generous sized bedrooms.

Outside- at the front there is an area for off road parking with gates and to the rear a good sized garden with an outhouse and generous area laid to lawn.



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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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