

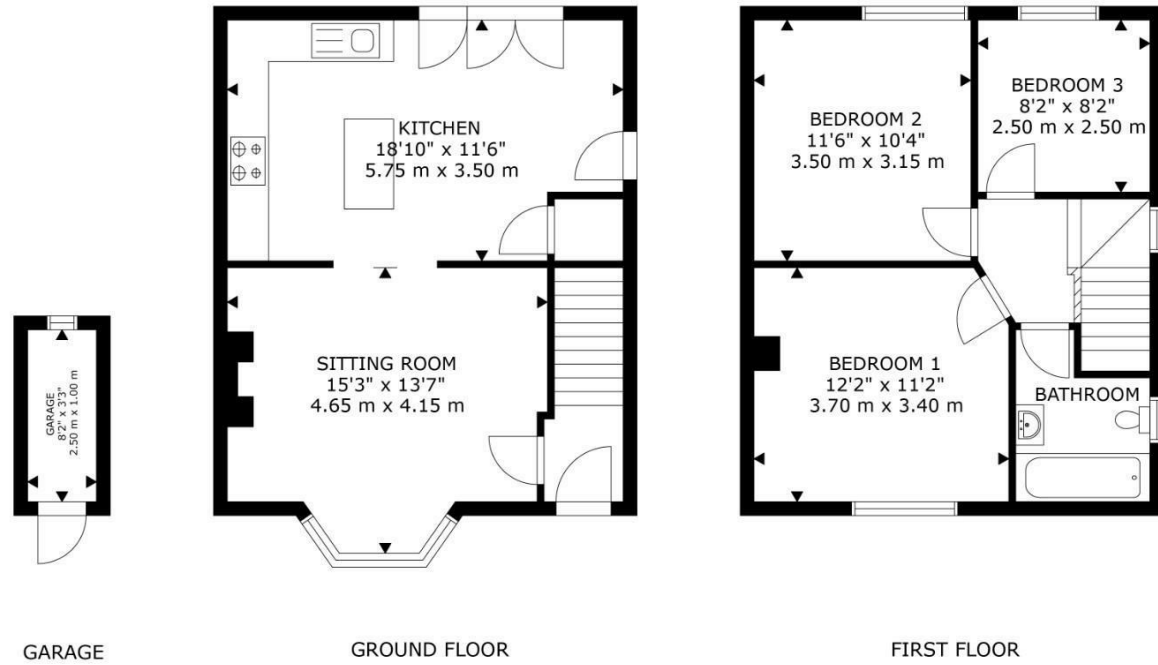
ROWNTREE AVENUE, YORK

Red.



£240,000

A fully renovated, three-bedroom house with large rear garden and off-street parking. The property benefits new wiring throughout with downlights in each room; new central heating system inc new boiler; new gas fireplace; separate laundry room; wooden flooring downstairs; new carpets upstairs; a brand new, fully fitted, eat-in kitchen with tri-folding doors offering direct access to the large rear garden. Located in a quiet area, just five minutes from the A64 This property would make an ideal family home or investment. No onward chain.



GROSS INTERNAL AREA
GROUND FLOOR: 452 sq ft, 42 m²
FIRST FLOOR: 431 sq ft, 40 m²
TOTAL: 883 sq ft, 82 m²
GARAGE (EXCLUDED AREA): 32 sq ft, 03 m²

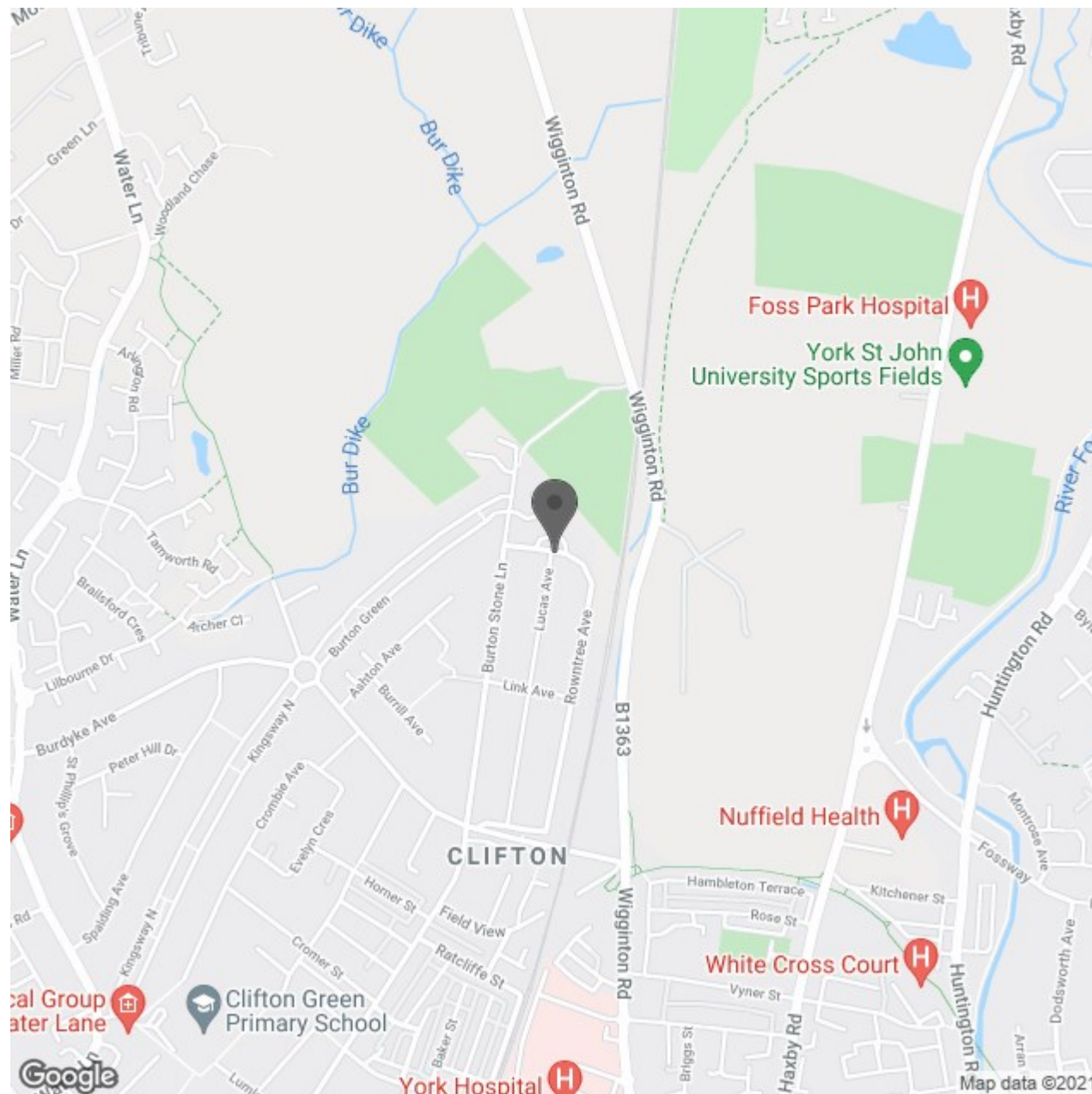
FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.

- Three Bedrooms
- Large Reception
- Eat-In Kitchen
- Large Garden
- 4 Minutes Drive to York Hospital
- One Bathroom
- Gas Fireplace
- Off-Street Parking
- 7 Minute Drive to Train Station



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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