



Tucked away off Dodsworth Avenue, on the outskirts of Huntington, is this surprisingly spacious mid-terraced house, ideal for first time buyers.

- Spacious Mid Terraced House
- Popular Residential Area Close to York City Centre.
- Generous Living Room
- Dining Area with French Doors and Fitted Kitchen with Appliances
- Two First Floor Bedrooms
- House Bathroom
- Spacious Second Floor Loft Room
- Front and Rear Lawned Gardens.
- New Roof 2025
- On Street Parking Available

Guide Price £245,000

Tenure: Freehold

Council Tax Band: A

Approximate Gross Internal Area = 75.6 sq m / 813 sq ft
Shed = 2.3 sq m / 24 sq ft
Total = 77.9 sq m / 837 sq ft

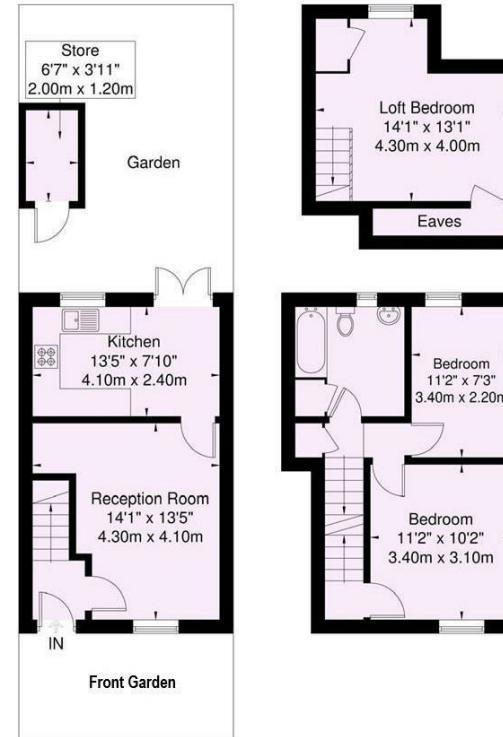


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPROPRIATE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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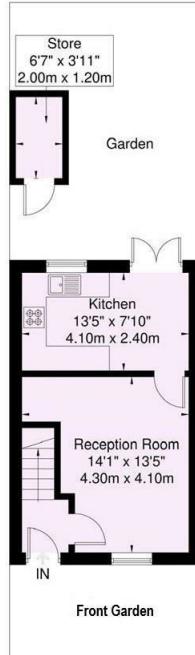
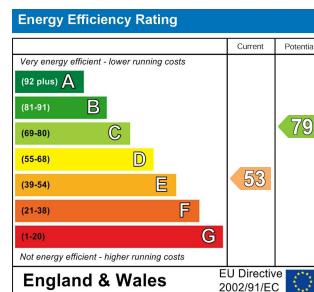


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IMPORTANT NOTICE

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2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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