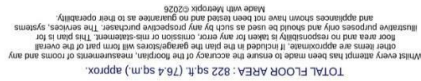


- Rowntree Avenue,
York
YO30 6HF



Floor plan of the first floor. The layout includes three bedrooms, a bathroom, and a staircase. The dimensions for each room are as follows:

- Bedroom (top left): 12'1" x 10'11"
- Bedroom (middle left): 11'4" x 10'5"
- Bedroom (bottom left): 11'4" x 10'5"
- Bedroom (bottom right): 8'1" x 7'11"
- Bedroom (top right): 3'7m x 3'3m
- Bathroom (top right): 3'7m x 3'3m
- Staircase (center right): DOWN

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.

Rowntree Avenue
, York
YO30 6HF

£270,000

 3  1

Located in the popular residential area of Clifton, to the north of York, this well-maintained three-bedroom end townhouse home occupies a generous plot and enjoys a private outlook across the rear aspect. A successful rental property for many years, it is offered with no onward chain and is ready to move into, making it an ideal opportunity for a range of buyers. The property also benefits from excellent access to a variety of local amenities, including shops and eateries on Boroughbridge Road, as well as convenient links to York Hospital, the train station and the city centre.

Internally, the accommodation comprises an entrance hall leading into a bright and spacious living room, enhanced by a large bay window that allows natural light to flood the space. To the rear is an open-plan kitchen diner, fitted with a range of shaker-style base units providing ample storage and worktop space, with patio doors opening out to the garden. To the first floor are three well-proportioned bedrooms, along with a modern three-piece shower room.

Externally, the property offers driveway parking to the front, along with a small front garden. To the rear is a generous garden, mainly laid to lawn, complemented by patio seating areas, a gravelled section ideal for enjoying the evening sun, and a substantial storage shed.

Sure to appeal due to its location, plot size and no onward chain position, early viewing is highly recommended.

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*

