Prospect Avenue, York YO61 3GF

£300,000

Stephensons
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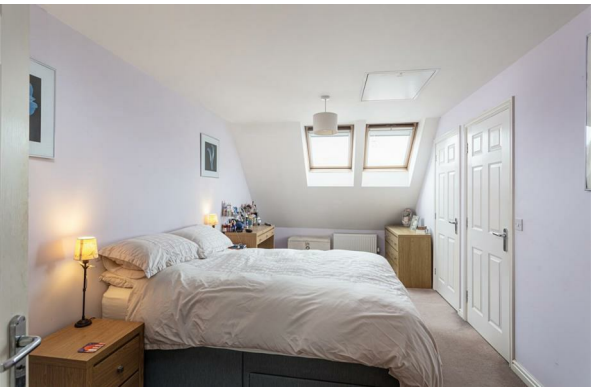




An attractive 3 bedroom end of terrace townhouse, discreetly positioned within an impressive residential development just under a 15 minute walk from Easingwold's vibrant Market Place. Arranged over 3 floors, the surprisingly spacious living accommodation offers scope for cosmetic updating and improvement, complemented by a part walled rear garden and a single garage.

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: C - 79
Council Tax: D - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.







A welcoming reception hall with staircase and cloakroom/WC introduces the well planned accommodation. To the rear, the living room provides an inviting space to relax and entertain, with a useful storage cupboard and double doors opening directly onto a paved seating area and pretty part walled garden beyond.

Overlooking the front garden, the kitchen is fitted with a range of base and wall cupboards, worktops with an inset stainless steel one and a quarter bowl sink and drainer unit complemented by a built in gas hob and an electric fan assisted oven and grill, together with space for freestanding appliances.

The first floor landing leads off into 2 double bedrooms and a house bathroom, whilst the entire second floor is dedicated to an impressive principal bedroom suite.

Extending to approximately 18' (5.49m) in length, the main bedroom features a walk-in wardrobe and a larger than average en-suite shower room boasting a surprisingly spacious walk-in airing cupboard.

Built in 2010, the property further benefits from a gas fired central heating system and double glazing throughout.

Whilst perfectly functional, the interior offers scope for cosmetic updating, presenting an excellent opportunity for a purchaser to introduce their own style and add a more contemporary finish.

Outside, the front garden is mainly laid to lawn with a tandem length driveway providing valuable off street parking and access to a brick built single garage.

The attractive, part walled rear garden is a particular feature of this property offering a paved seating area, lawn, apple tree and flowerbed borders.

AGENTS NOTE
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1096 SQ FT / 101.73 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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