

Park Row



Burlington Avenue, York, YO10 3TE

Offers Over £200,000



**** CLOSE TO AMENITIES ** GROUND FLOOR WET ROOM **** Situated in the popular city of York, this mid-terrace property, with no upward chain, briefly comprises: Lounge, Kitchen and Wet Room. To the First Floor are three bedrooms. Externally, the property has off-street parking to the front and enclosed garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE LOCATION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



GROUND FLOOR ACCOMMODATION: Entrance

Timber entrance door with glazed frosted window, leading into the hall. Stairs leading to first floor accommodation. Further panelled glazed door leading into the:

Lounge

16'0" x 11'4" (4.90m x 3.46m)



Traditional stone electric fireplace, uPVC double glazed window to the front elevation and under stairs storage. Aperture flowing through into:

Kitchen

10'0" x 7'11" (3.05m x 2.42m)

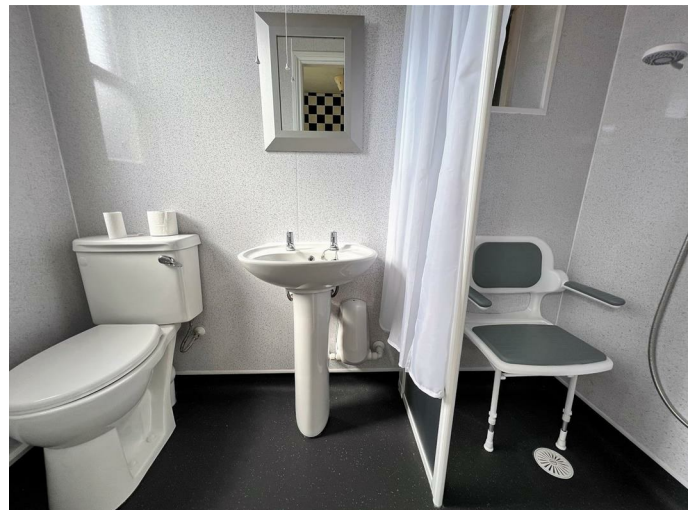


Range of wood effect base and wall units with brushed chrome handles. Single bowl sink and drainer with chrome mixer tap over set into laminate work surface. Free standing electric oven with four ring hob. Ceramic tiled flooring and one wall is tiled to ceiling height. UPVC door with double glazed frosted panel giving access to rear garden. Door leading into:



Wet Room

7'10" x 3'9" (2.41m x 1.15m)



Electric shower with built in seat. White low flush w.c with chrome fittings and white pedestal hand basin with chrome taps over. Wet walling to all walls and water proof flooring. Timber windows to rear and side elevation. Extractor fan.

FIRST FLOOR ACCOMMODATION: Landing

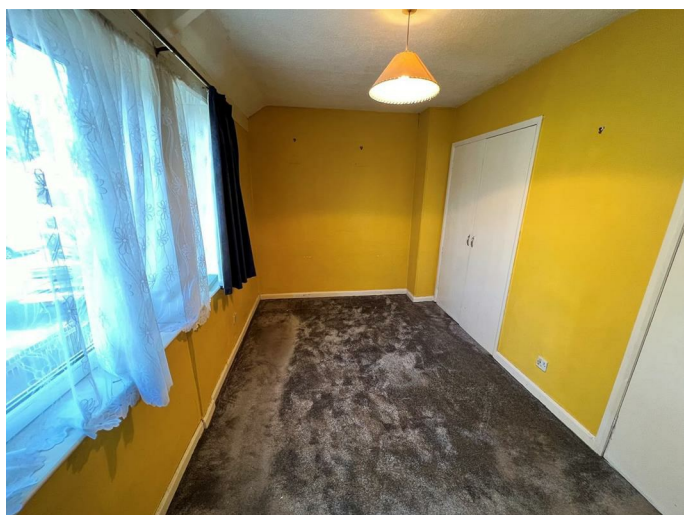
Loft access, over stairs cupboard and further storage cupboard. Doors leading off.

Bedroom One

16'7" x 7'11" maximums (5.07m x 2.42m maximums)

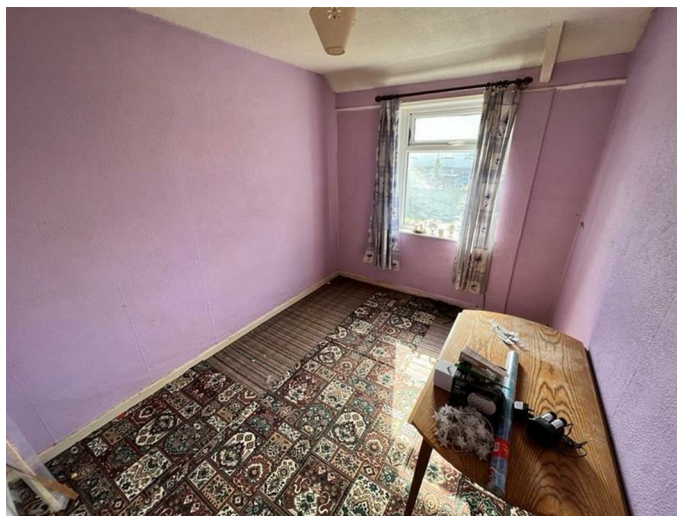


Built in wardrobes and two uPVC double glazed windows to the front elevation.



Bedroom Two

10'7" x 8'2" (3.24m x 2.51m)



Built in wardrobes and uPVC double glazed window to the rear elevation.

Bedroom Three

8'3" x 7'5" (2.54m x 2.28m)



UPVC double glazed window to the rear elevation.

EXTERIOR: Front



Flagged and pebbled driveway providing off street parking. Boundaries defined by hedging and brick wall.

Rear



Enclosed rear garden with boundaries defined by hedging and timber fencing with timber posts. Patio area and steps leading to lawned area. Brick outbuildings and outside tap.



Directions

Follow the A19 in to York from Selby and continue on to Fulford Road. Next, turn right on to Heslington Road and left on to Green Dykes Lane. Finally, take a right on to Burlington Avenue where the property will be clearly identified by our Park Row Properties 'For Sale' board.

AGENTS NOTE

Please be aware that the property is of steel frame construction.

Tenure: Freehold

Local Authority: City of York

Tax Banding: B

TENURE, LOCAL AUTHORITY AND TAX BANDING


Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to



proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

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.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122


PONTEFRACT - 01977 791133

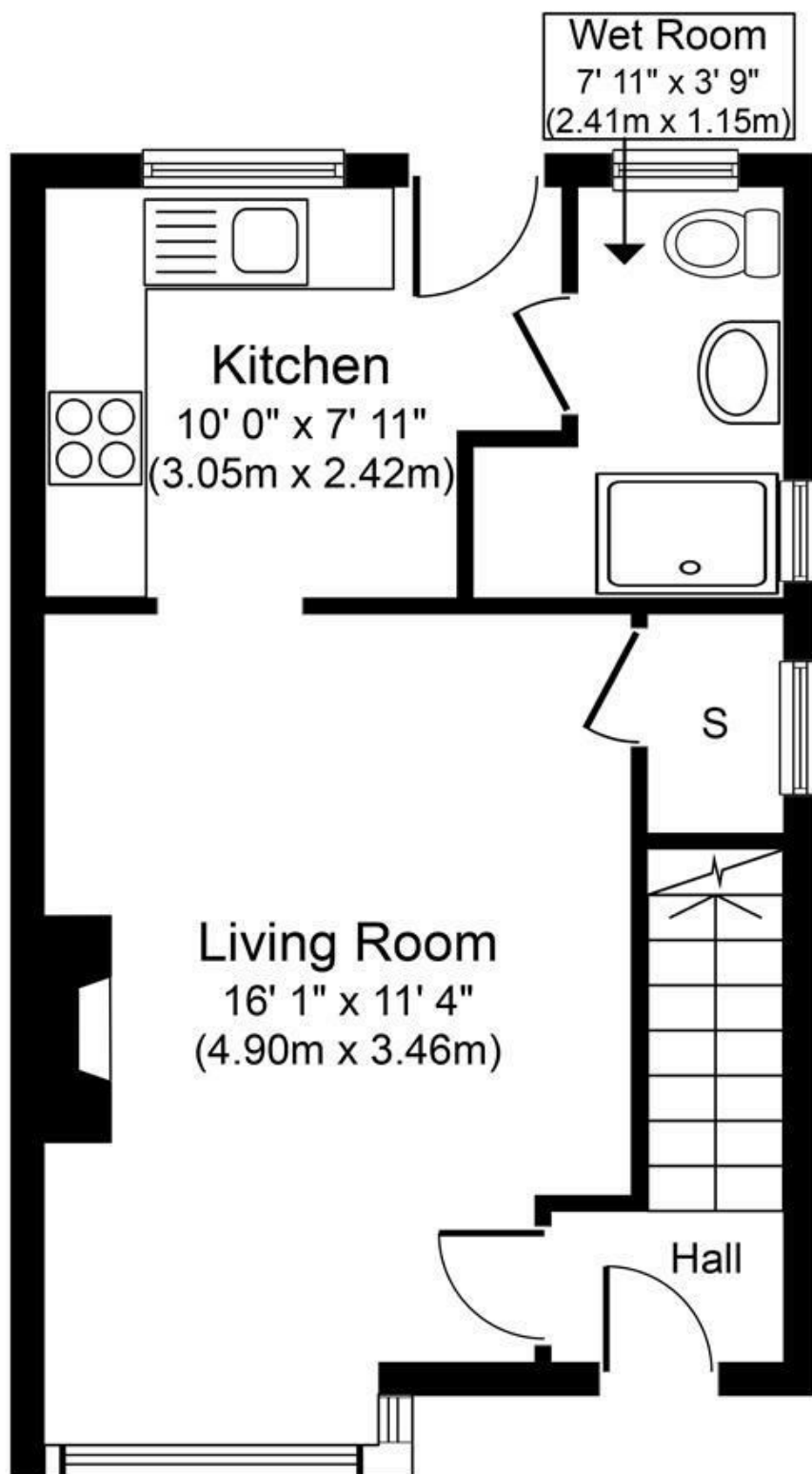
CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

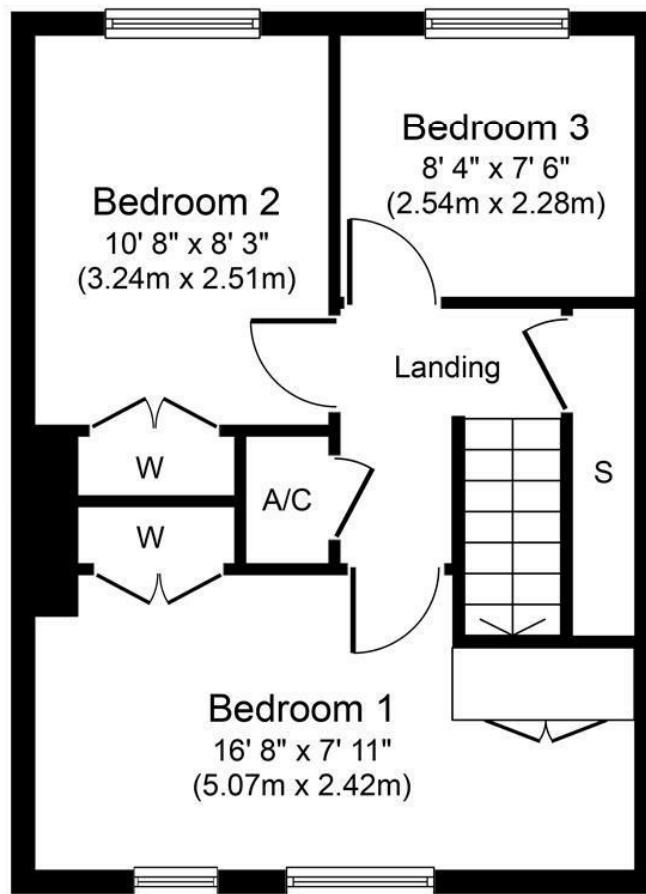




Ground Floor
Approximate Floor Area
336 sq. ft.
(31.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
371 sq. ft.
(34.4 sq. m.)

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T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

