



## Coningham Avenue, York £300,000

Situated on the popular Coningham Avenue, this four bedroom mid-terrace home comes with no onward chain, offering well-proportioned accommodation arranged over three floors.



The property is entered via a wood effect uPVC front door into a small entrance hall with a downstairs WC. Found immediately off the hall is the kitchen which benefits from a range of wall and base fitted units, built in oven with gas hob and space for a freestanding fridge freezer along with plumbing for a washing machine and dishwasher. A large bay window to the front elevation provides extra space and light to the room.

The ground floor accommodation is completed by a large, spacious living/dining room to the rear elevation, benefiting from an electric feature fireplace, useful under stairs storage cupboard and patio doors out to the rear garden.

To the first floor is the majority of the bedroom accommodation, with bedroom two being a well proportioned double bedroom to the rear elevation with a uPVC double glazed window overlooking the rear garden. Bedroom three is another double room to the front of the property. To complete the first floor accommodation, there is a further single room and a house bathroom with a modern three piece suite comprises a panelled bath with shower over, hand basin and low flush WC.

On the second floor is a dual aspect master suite with large double bedroom, dressing area and en suite boasting a walk-in shower, a hand basin and low flush WC.

To the outside the property benefits from a front and rear garden which is mainly laid to lawn with a useful storage shed. To the front is a small rear garden and an off street parking space. Crucially this property is being offered for sale with no onward chain.

## Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Drainage are understood to be connected.

Broadband: Up to 1000\* Mbps download speed

EPC Rating: C

Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

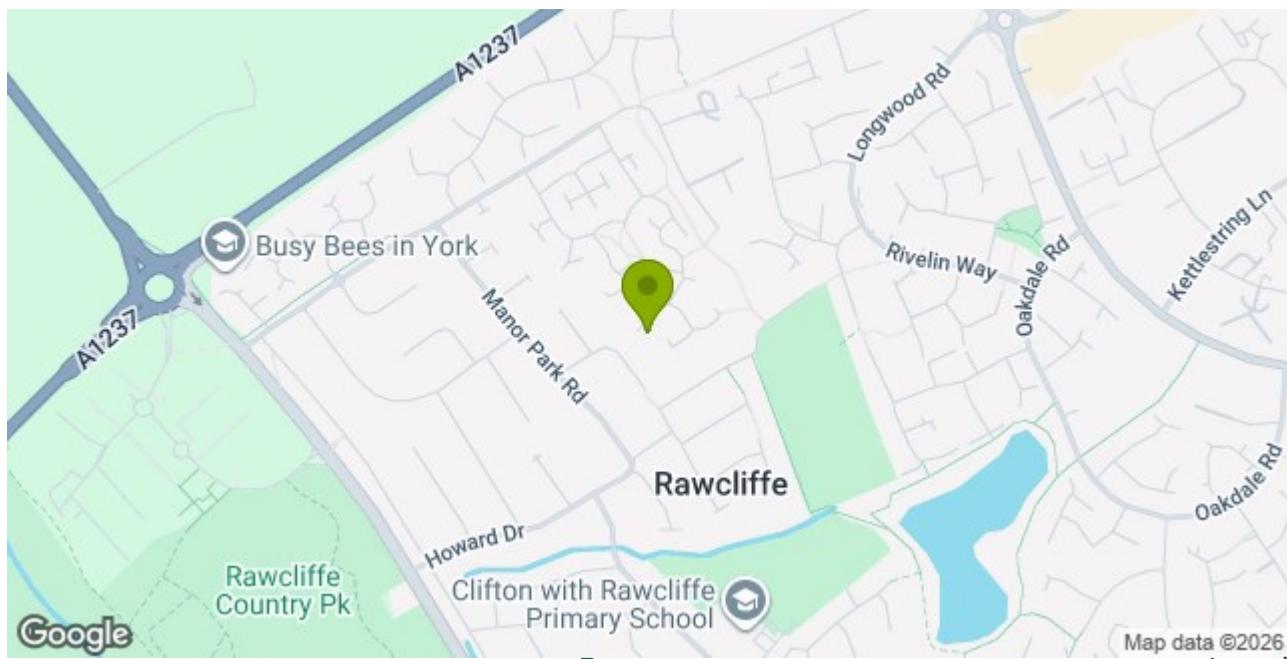


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1145 SQ FT / 106.31 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2026



#### Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

#### Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

#### Associates

N Lawrence
------------

