



216 Rowntree Avenue

York, YO30 6HF

Asking Price £260,000

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An impressive three bedroom mid terraced house located in this central residential area close to York hospital and nearby schools and amenities as well as frequent bus links to Clifton Moor shopping park and York city centre. The bright and spacious living accommodation comprises; entrance hallway, lounge with bay window, 17ft dining/kitchen with pantry cupboard, galleried landing, three good sized first floor bedrooms and a three piece house bathroom.

To the outside is a front driveway with off street parking with the potential for electric car charging, secure side alleyway and sizeable rear garden with paved patio, lawn and storage. The property also benefits from uPVC double glazing and gas central heating and has an open aspect over the small green crescent to the front.

An accompanied viewing is strongly recommended.

### **Entrance Hallway**

uPVC entrance door, double panelled radiator, carpeted stairs to first floor, power points

### **Lounge**

uPVC bay window to front, electric fire with surround, column radiator, laminate flooring, power points

### **Kitchen/Dining Room**

uPVC glazed door to rear patio, uPVC window to rear, fitted wall and base units, one and half stainless steel sink with draining board and mixer tap, gas hob and electric oven, space for appliances, wall mounted gas combination boiler, pantry cupboard, double panelled radiator

### **First Floor Landing**

Carpeted flooring, loft access

### **Bedroom 1**

uPVC window to front, carpeted flooring, single panelled radiator, storage cupboard, power points





## Bedroom 2

uPVC window to rear, laminate flooring, power points, single panelled radiator

## Bedroom 3

uPVC window to rear, carpeted flooring, single panelled radiator, power points

## Bathroom

Opaque uPVC window to front, low level wc, pedestal wash hand basin, panelled bath with mixer shower head over, towel radiator, vinyl flooring, storage area

## Outisde

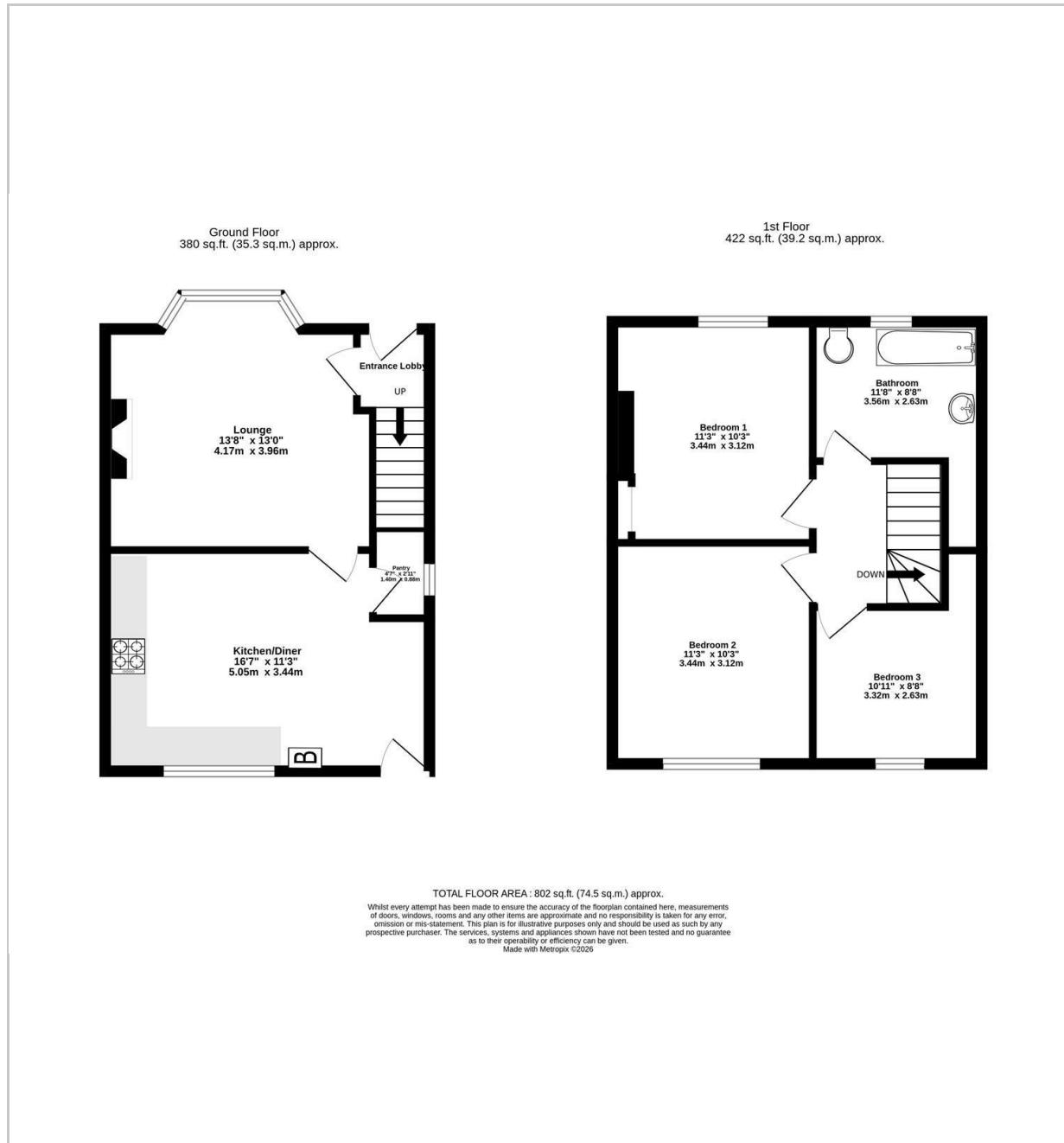
Driveway for at least two vehicles, shared side alleyway, rear paved patio, lawn, hedge and fence boundary, brick store, timber shed. Further on street parking available

## Agents Notes

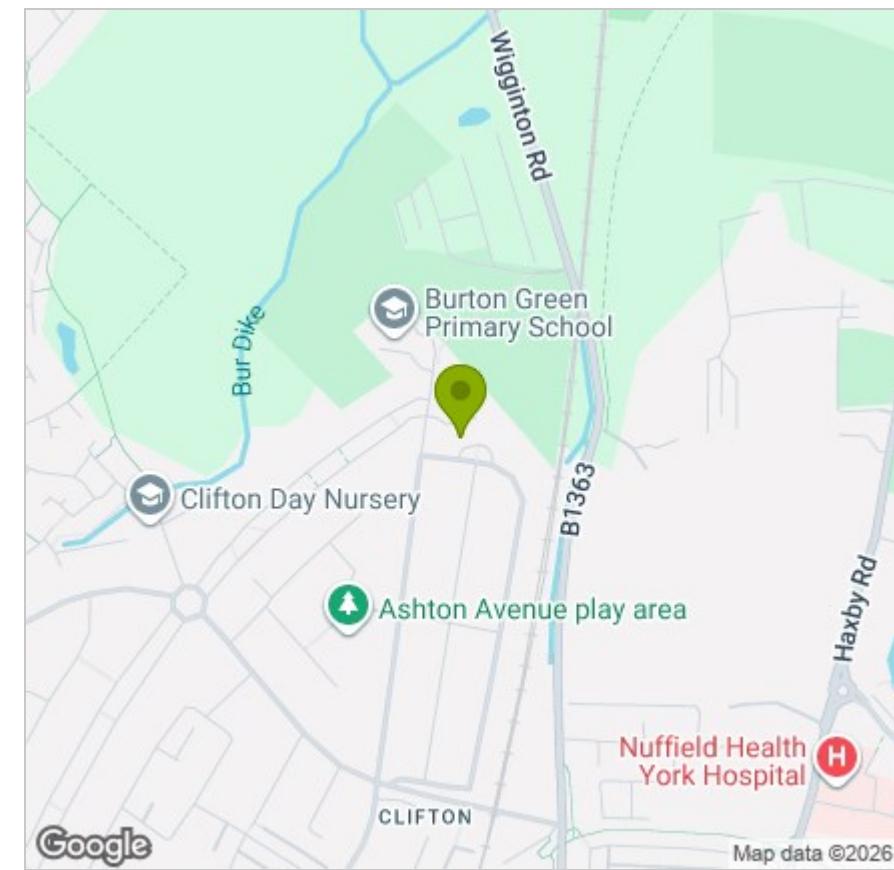
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## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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