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39 Swinerton Avenue  
York, YO26 4YT  
£260,000

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Welcome to this two-bedroom mid-terrace home, ideally situated within walking distance of York city centre and the railway station.

The property opens into an entrance hallway leading through to a bright and airy open-plan lounge and dining area. This spacious reception room offers a comfortable and versatile living space.

To the rear, the kitchen is fitted with a range of wall and base units, providing ample storage, along with space for appliances and access out to the rear courtyard.

Upstairs, there are two generous double bedrooms, both benefiting from fitted storage, and a well-appointed bathroom featuring a four-piece suite.

Externally, the property enjoys a low-maintenance South-West facing rear courtyard, ideal for outdoor entertaining.

Offered for sale with no onward chain, this home presents an excellent opportunity for first-time buyers, investors, or those seeking convenient access to the city centre and transport links.

### Lounge/Diner

Open plan, feature fireplace, hard wood flooring

### Kitchen

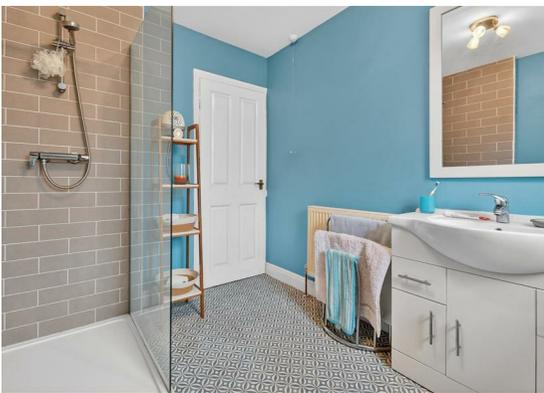
10'6" x 7'7" (3.20m x 2.31m)  
Wooden wall & base units, access to rear courtyard

### Bathroom

10'6" x 7'7" (3.20m x 2.31m)  
Four piece bathroom suite

### Master Bedroom

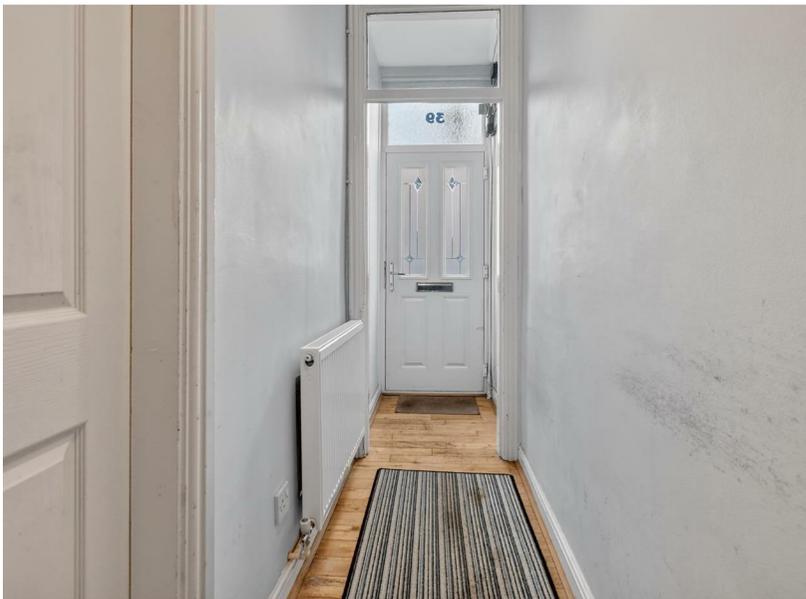
13'7" x 11'7" (4.14m x 3.53m)  
Spacious with fitted storage unit



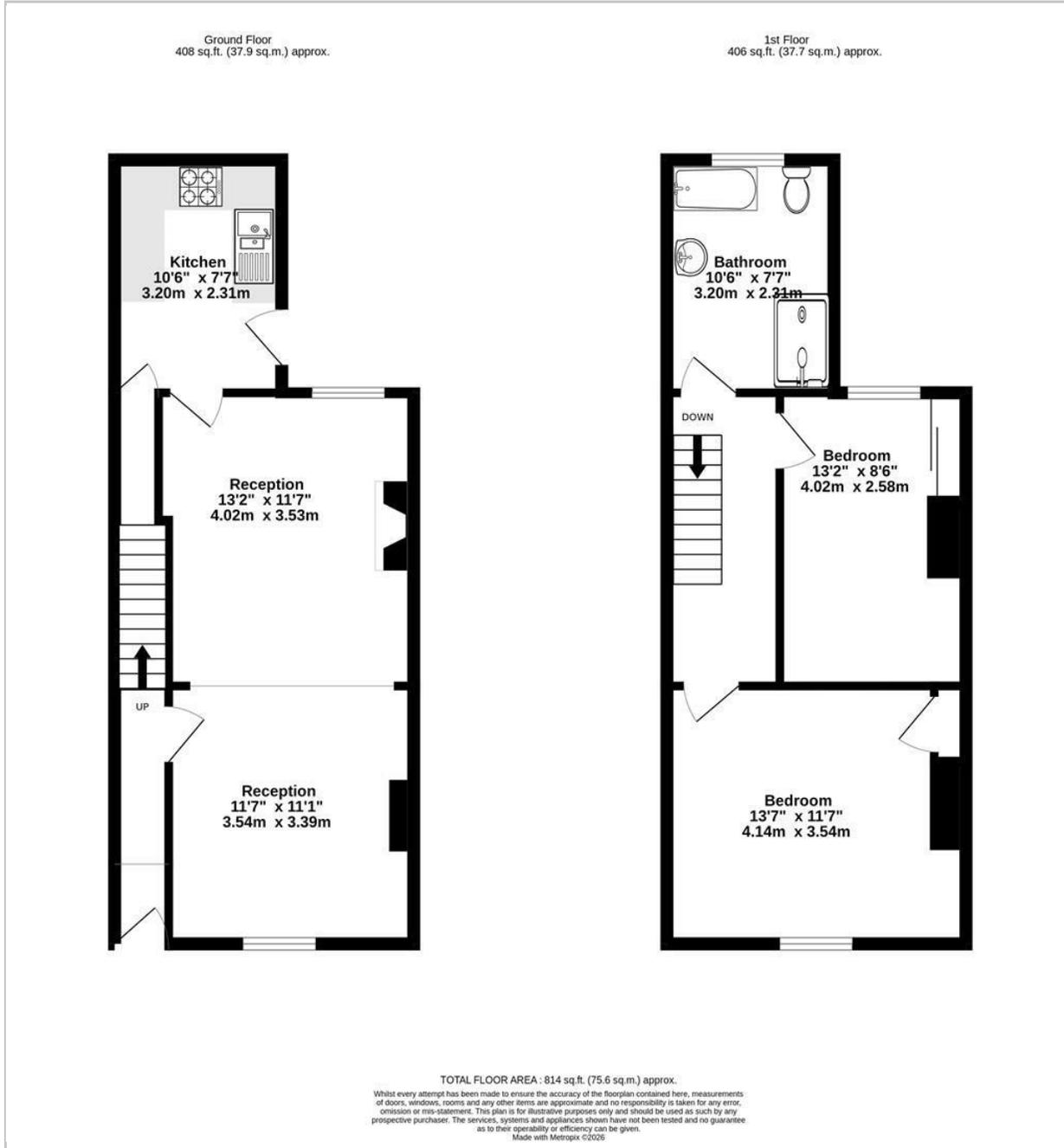


**Second Bedroom**  
13'2" x 8'6" (4.01m x 2.59m)  
Laminate flooring, shelving & fitted storage

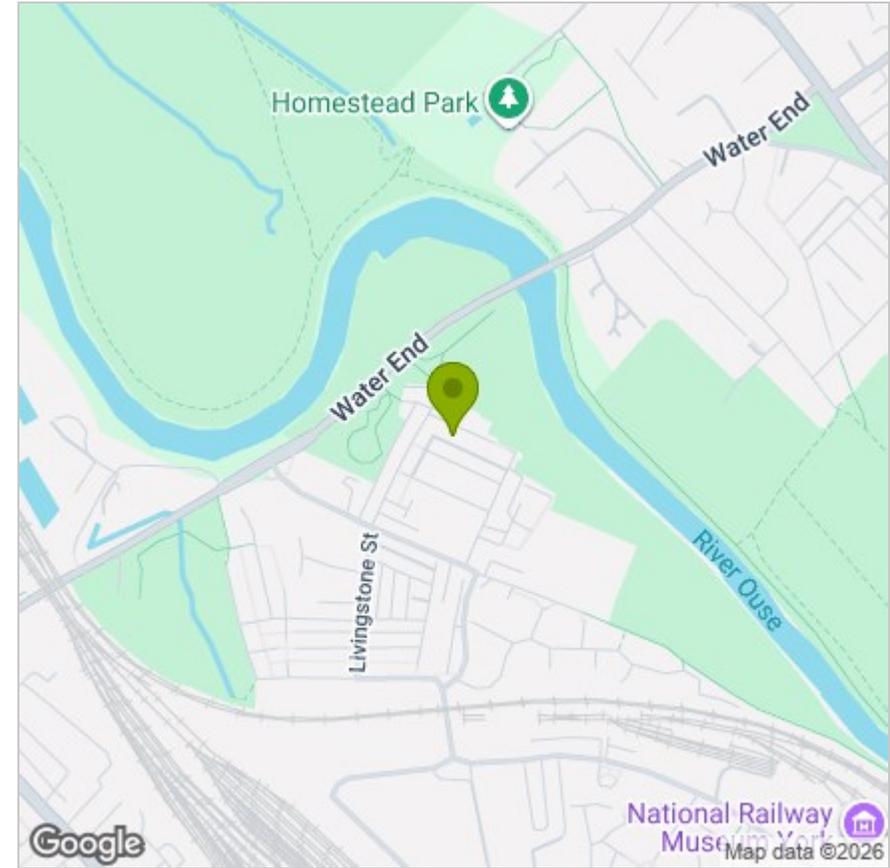
**Rear Courtyard**  
Enclosed with shed



# FLOOR PLAN



# LOCATION



# EPC

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

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