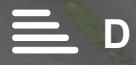




12 Eastfield Avenue
York, YO32 3EY
Guide Price £300,000



A TRADITIONAL STYLE 3 BEDROOM SEMI DETACHED HOUSE WITH LARGE REAR GARDEN SET IN THIS POPULAR LOCATION WITHIN HAXBY BEING CONVENIENT FOR MANY LOCAL AMENITIES. Offering tremendous scope for improvement and extensions, the property has the benefit of gas central heating and upvc double glazing and comprises entrance hall, lounge with bay window, dining room with French doors to garden, kitchen, landing, 3 bedrooms, bathroom and a separate WC. To the outside is a front garden which leads to a driveway whilst to the rear is an approx. 100 ft long lawned rear garden.

Hallway

Entrance door, stairs to first floor. Doors to

Lounge

14'2 x 11'2 (4.32m x 3.40m)

Bay window to front, picture rail

Dining Room

14' x 11'2 (4.27m x 3.40m)

French doors to rear garden, Adam style fireplace

Kitchen

7'9 x 7' (2.36m x 2.13m)

Window to rear, built-in pantry, gas central heating boiler, sink unit, door to garden

Landing

Window to side. Doors to

Bedroom 1

14'2 x 11'2 (4.32m x 3.40m)

Bay window to front

Bedroom 2

14' x 11'2 (4.27m x 3.40m)

Window to rear, original fireplace

Bedroom 3

8'8 x 7' (2.64m x 2.13m)

Window to front





Bathroom

7' x 4'8 (2.13m x 1.42m)

White suite comprising panelled bath with electric shower above, wash hand basin, window to rear

W.C

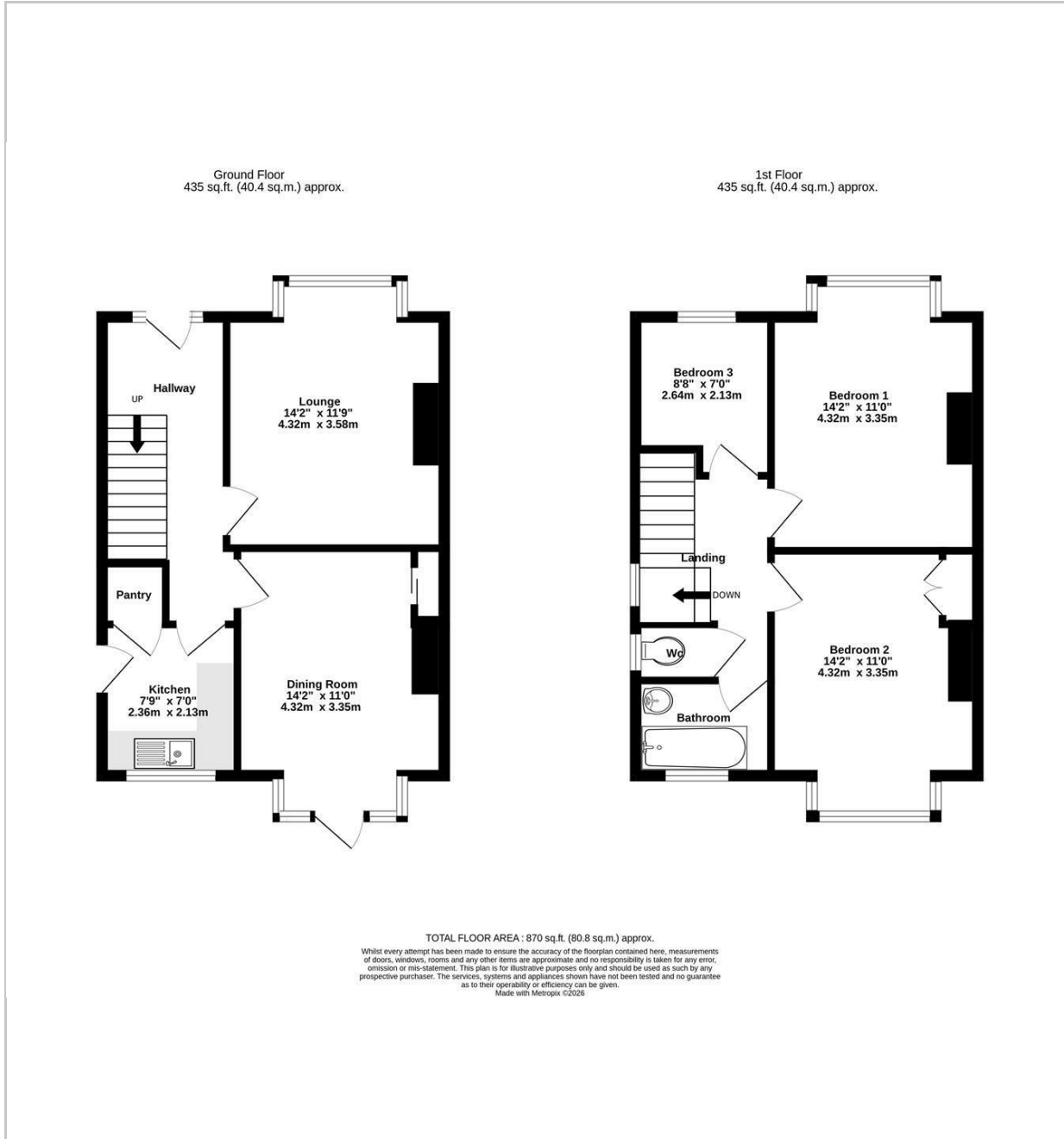
Window to side, WC

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(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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