





13 Don Avenue
York, YO24 2PT
£1,350 Per Month

 3  2  1  C

Available from the 1st July 2026

A well-presented three-bedroom terraced home situated on the popular Don Avenue in York, offering comfortable family accommodation with excellent access to local amenities, schools, transport links, and York city centre. The property is also situated within walking distance of Woodthorpe Primary School.

The property briefly comprises an entrance hallway leading to a bright and spacious living room, a modern fitted kitchen with ample storage and workspace, and a dining area with access to the rear garden. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a private enclosed rear garden, ideal for outdoor dining and family use, together with a small drive way and on street parking.

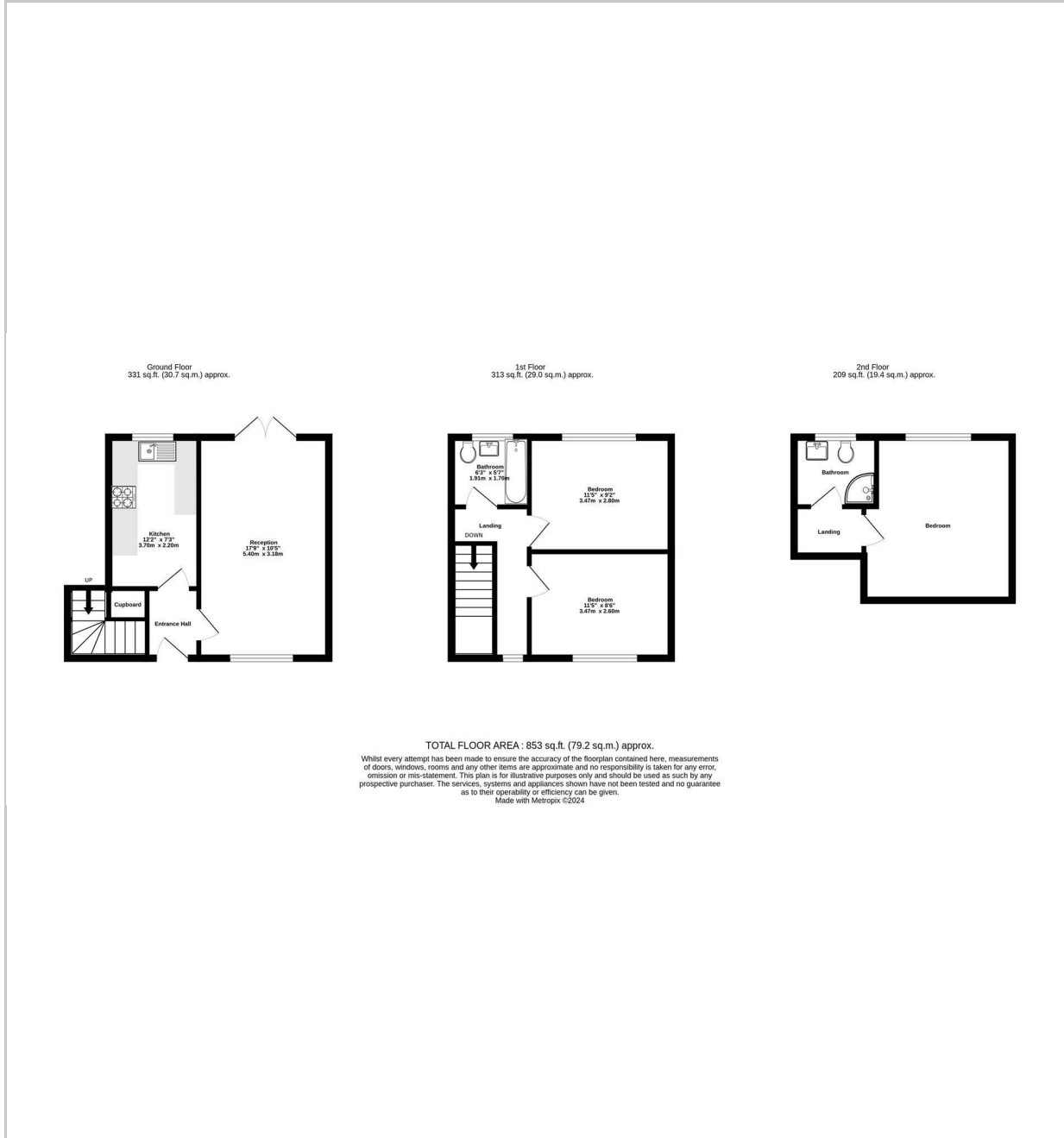
This property is to be let on an unfurnished basis.

EPC Rating C
Council Tax Band B

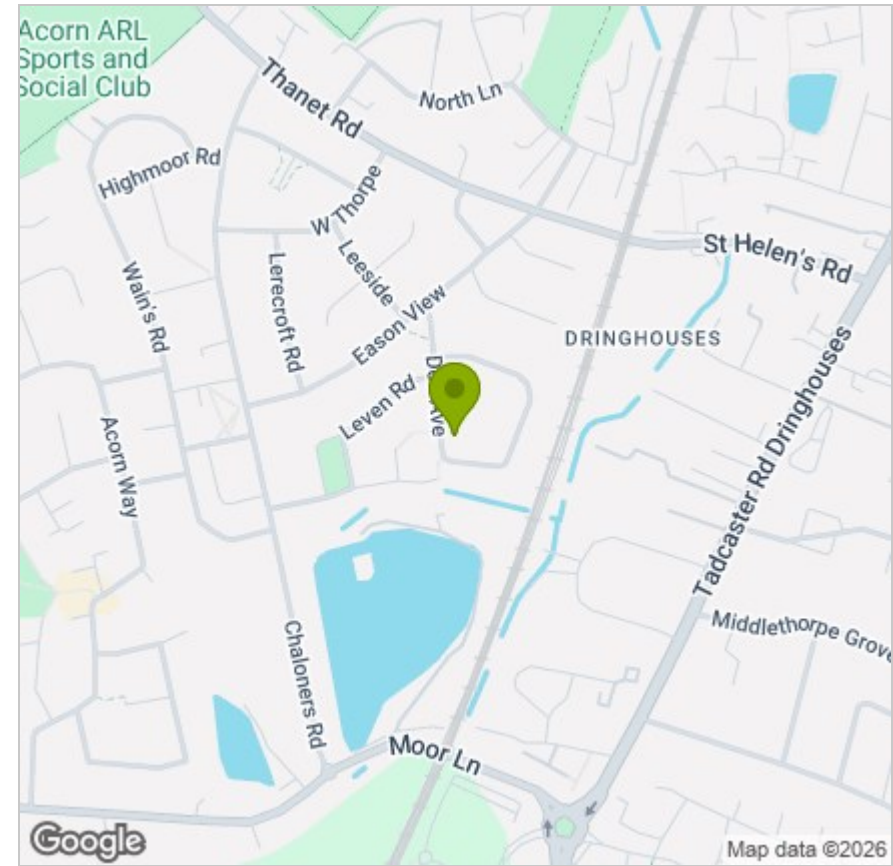




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(55-68) D			
(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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