



30 Hinton Avenue

York, YO24 3NW

Guide Price £190,000

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NO ONWARD CHAIN - READY TO MOVE IN - TWO PARKING SPACES
Offered for sale is this superb one double bedroom property, located in the ever popular residential area of Acomb, convenient for nearby shops and amenities as well as excellent road links to York city centre and outer ring road. Updated and maintained by the present vendor to a very good standard throughout, the well proportioned living accommodation briefly comprises entrance hall, lounge, modern fitted kitchen, first floor landing, double bedroom with storage and a beautiful three piece bathroom suite. To the outside is an enclosed low maintenance garden as well as two off street parking spaces to the front. The property also benefits from uPVC double glazed windows and gas central heating throughout. An internal viewing is highly recommended!

Entrance Hall

uPVC entrance door, uPVC window to front. Laminate flooring. Door to;

Lounge

Two uPVC double glazed windows to front, traditional column radiator, TV point, power points, carpeted stairs to first floor. Laminate flooring.

Breakfast Kitchen

Two uPVC double glazed windows to rear, glazed door on to garden, fitted wall and base units comprising granite work top, 1 1/2 stainless steel sink, built in gas hob and double electric oven, integrated appliances, traditional column radiator, power points. Laminate flooring.

First Floor Landing

uPVC double glazed window to rear, power points, built in storage cupboard. Carpet. Doors to;





Bedroom

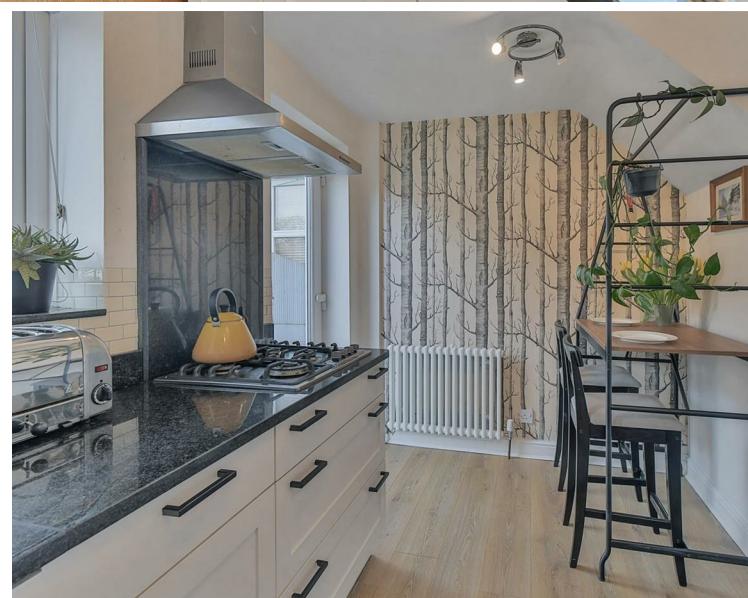
uPVC double glazed window to front, double panelled radiator, power points, built in storage cupboard and further storage area. Carpet

Bathroom

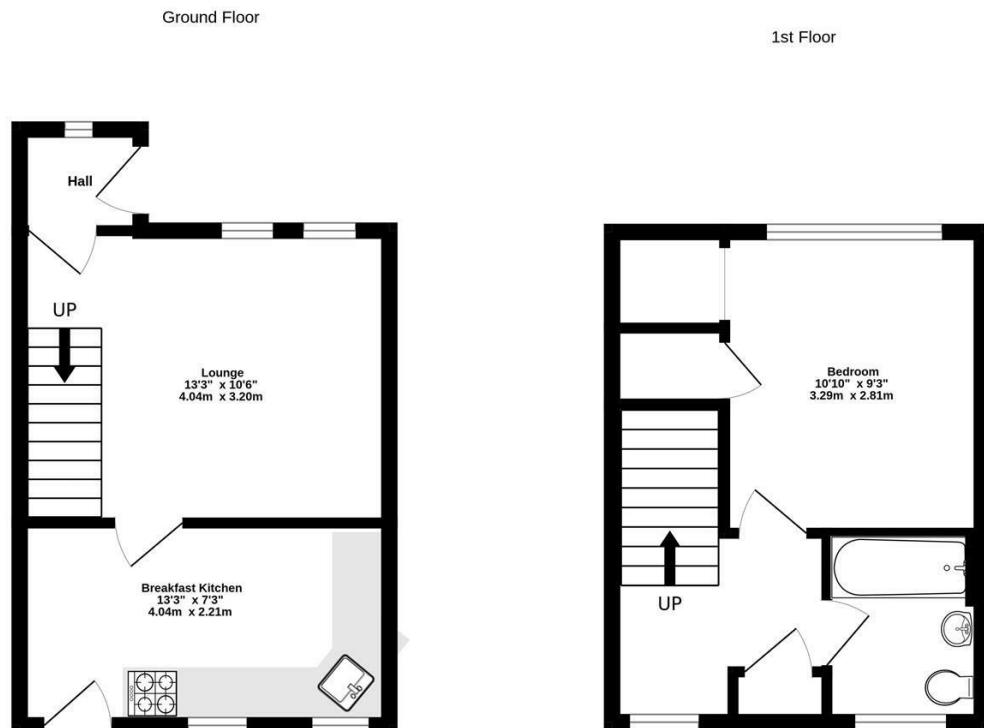
Opaque double glazed window to rear, panelled bath with mains shower over, pedestal wash hand basin, low level WC, towel rail/radiator, tiled walls. Laminate flooring.

Outside

Two off street parking spaces to front, paved and gravelled with fence boundary. Rear garden is paved with a gravelled patio area and a well maintained planted area, timber shed.

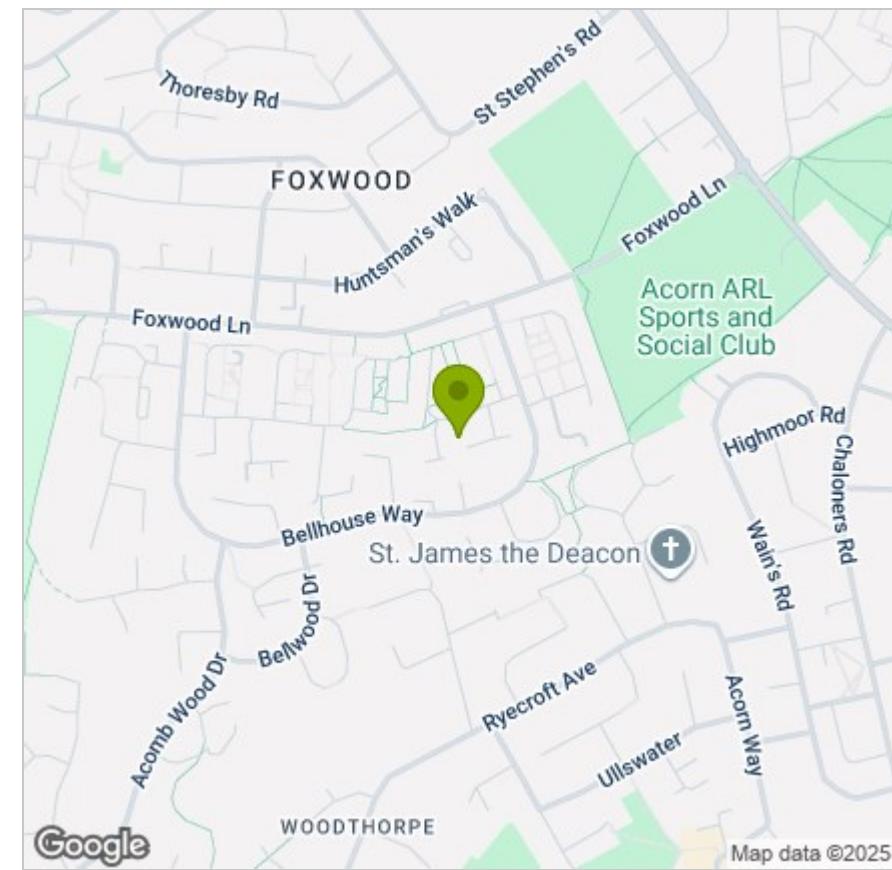


FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and areas are approximate only. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	89
(81-91)	B	
(69-80)	C	70
(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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