

30 Hinton Avenue  
York, YO24 3NW  
Guide Price £190,000





**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

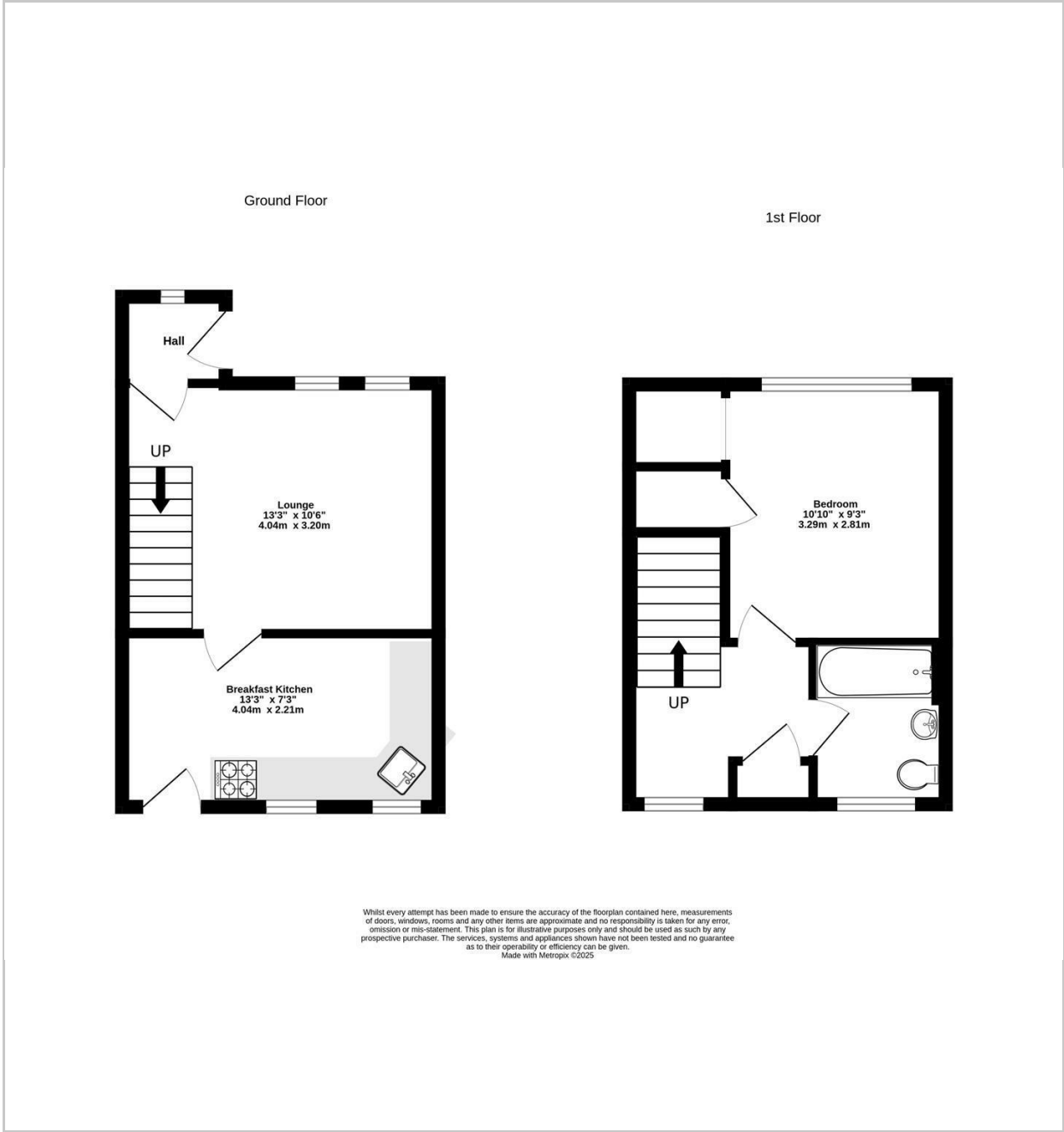
Opaque double glazed window to rear, panelled bath with mains shower over, pedestal wash hand basin, low level WC, towel rail/radiator, tiled walls. Laminate flooring.

### Outside

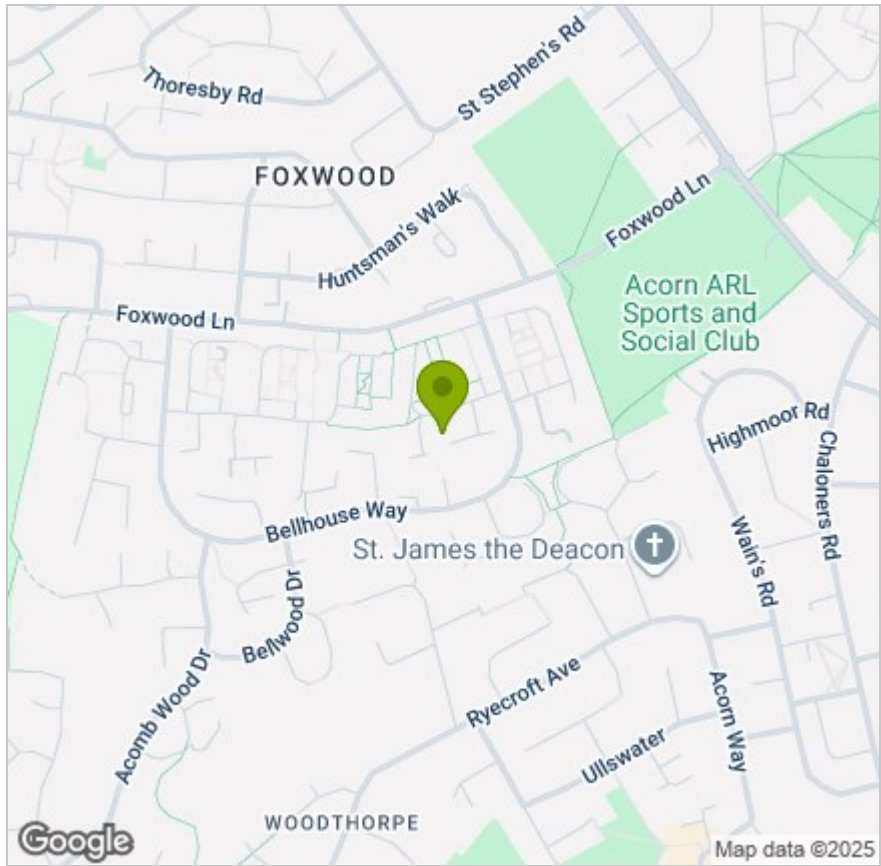
Two off street parking spaces to front, paved and gravelled with fence boundary. Rear garden is paved with a gravelled patio area and a well maintained planted area, timber shed.



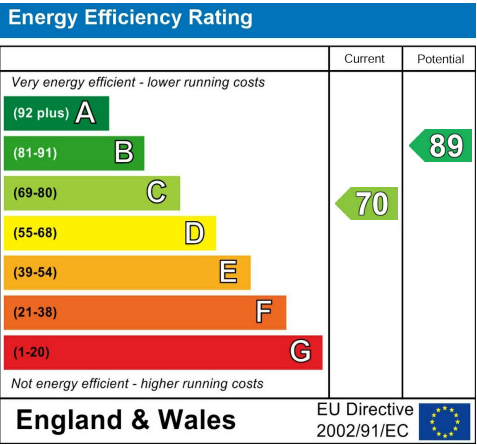
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.