



5 Coningham Avenue
York, YO30 5NH
Guide Price £319,995

A MODERN 4 BEDROOM THREE STOREY TOWN HOUSE set in this popular residential area convenient for York's outer ring road, Rawcliffe Bar Park & Ride and the city centre. Offered with NO FORWARD CHAIN the property has been updated to an excellent standard by the current owners to provide generous living accommodation over all 3 floors. The bright and spacious home comprises entrance hallway, cloaks/WC, dining kitchen with fitted appliances, first floor landing, 15'2 L-shaped lounge with Juliet balcony, double bedroom, house bathroom, second floor with master bedroom with en-suite and 2 further bedrooms (1 generous double and 1 single). To the outside is a front driveway providing ample off street parking leading to an integral garage, shared side alleyway and rear garden with patio area and lawn. An internal viewing is highly recommended.

Entrance Hallway

Entrance door, double panelled radiator, carpeted stairs to first floor. Tiled flooring.

Cloaks/WC

Low level WC, wash hand basin, double panelled radiator, recessed spotlights, extractor fan, power point. Wood flooring.

Dining Kitchen

15'3 x 13'1 (4.65m x 3.99m)
Fitted wall and base units incorporating counter top 1 1/2 sink unit with mixer tap, integrated gas hob with double oven, integral dishwasher and fridge/freezer, double panelled radiator, power points, uPVC double glazed window to rear and door to outside.

First Floor Landing

Double panelled radiator, stairs to second floor. Carpet. Doors leading to;





Lounge

15'4 x 11' widening to 16' (4.67m x 3.35m widening to 4.88m)
uPVC double glazed Juliet balcony to front, uPVC double glazed window to front, 2 double panelled radiators, TV point, power points. Engineered oak flooring.

Bedroom 2

13'10 x 8'0 (4.22m x 2.44m)
uPVC double glazed window to rear, double panelled radiator, power points. Carpet.

Bathroom

Panelled bath with mixer tap and shower head over, pedestal wash hand basin, towel radiator, uPVC double glazed window to rear, recessed spotlights, extractor fan, tiled walls. Tiled flooring.

Second Floor Landing

uPVC double glazed window to side, access to loft space. Carpet. Doors leading to;

Bedroom 1

15'2 x 11'6 (4.62m x 3.51m)
Two uPVC double glazed windows to front, two double panelled radiators, power points. Carpet.

En-Suite

Walk in mains shower cubicle, pedestal wash hand basin, low level WC, towel radiator, recessed spotlights, extractor fan. Vinyl flooring.

Bedroom 3

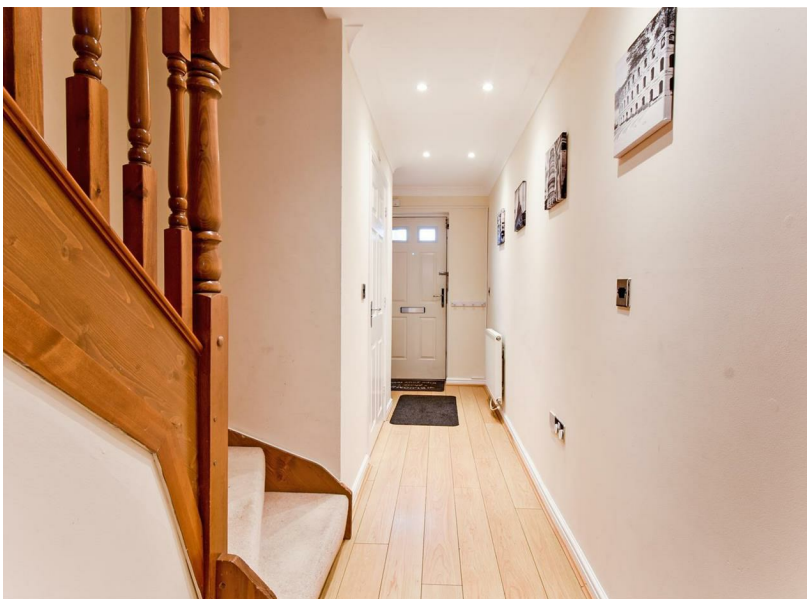
13'5 x 8'8 (4.09m x 2.64m)
uPVC double glazed window to rear, double panelled radiator, power points. Carpet.

Bedroom 4

8'2 x 7' (2.49m x 2.13m)
uPVC double glazed window to rear, double panelled radiator, power points. Carpet.

Outside

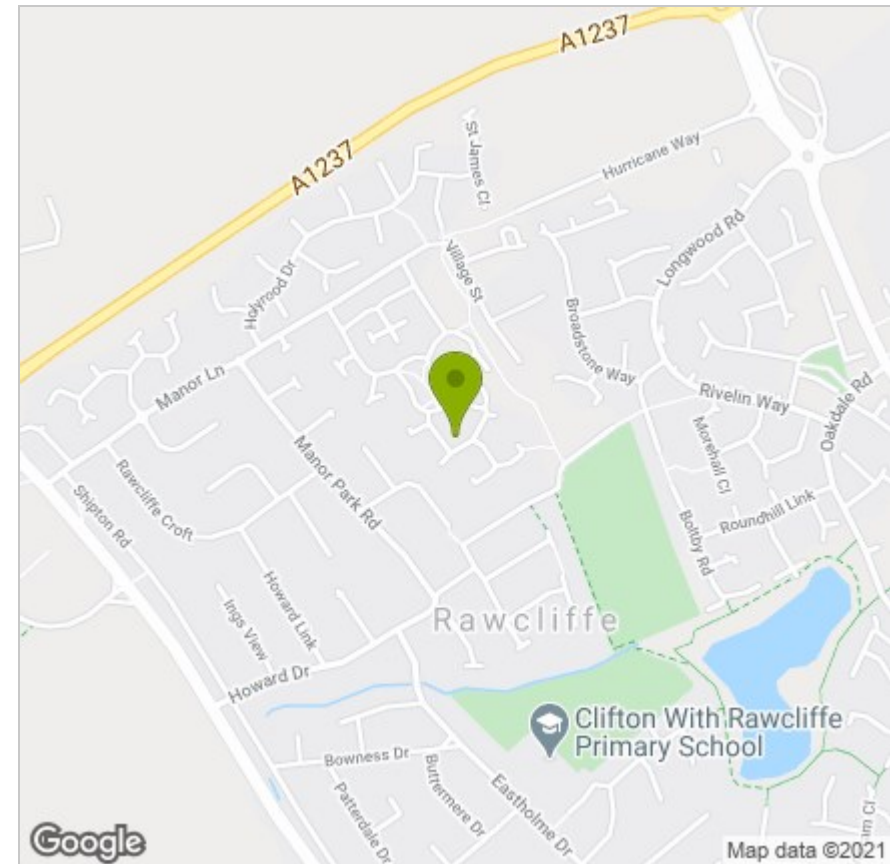
Front driveway leading to an integral garage with up and over door, power and light, small lawn and shrubbery and shared side alley way. Lawned garden to the rear with two patio area and timber fence boundary.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	87
(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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