



13 Swinerton Avenue
York, YO26 4YT
Guide Price £280,000

NO ONWARD CHAIN - RIVERSIDE VIEWS
- READY TO MOVE IN Set in this popular residential area, adjacent to green space and convenient for the historic city centre, railway station and the exciting York Central development. We are delighted to offer for sale this two bedroom, forecourted terraced house with courtyard garden. Located on Swinerton Avenue, the property benefits from of UPVC double glazing, gas central heating and well-presented living accommodation. Internally it comprises; entrance vestibule, lounge with uPVC bay window to front with open views, large bright and spacious modern dining kitchen, rear lobby, ground floor shower room and WC, first floor landing, spacious master bedroom with two uPVC windows to front, further double bedroom and a good size family bathroom. To the outside is useful front forecourt whilst to the rear is a low-maintenance courtyard garden with lawn, paved patio, and brick store as well as gate to service alleyway. An accompanied viewing is strongly recommended!



Entrance Hall

Entrance door, double panelled radiator, power points. Carpet. Door to;

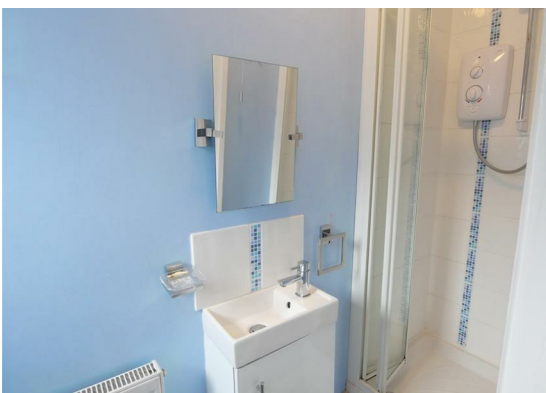
Lounge

14' x 15'2 (4.27m x 4.62m)
 uPVC double glazed bay window to front with view over the park, double panelled radiator, TV point, power points, gas fire with surround. Carpet.



Dining Kitchen

16'10 x 11' (5.13m x 3.35m)
 Fitted wall and base units comprising integrated oven and gas hob with extractor above, plumbing for washing machine, ceramic sink and drainer with mixer tap, power points. Composite door to;



Rear Lobby

Door to rear garden. Laminate flooring. Door to;





Shower Room/WC

Shower cubicle, wash hand basin set in vanity unit, low level WC, double panelled radiator, uPVC double glazed window to rear.

First Floor Landing

Power points. Carpet. Doors leading to;

Bedroom 1

14'5 x 13' (4.39m x 3.96m)

Two uPVC double glazed windows to front, 2 double panelled radiators, power points, large original wardrobe. Carpet.

Bedroom 2

8'2 x 11' (2.49m x 3.35m)

uPVC double glazed window to rear, double panelled radiator, power points. Carpet.

Bathroom

8'9 x 7'11 (2.67m x 2.41m)

uPVC double glazed window to rear, bath with shower over and shower screen, wash hand basin, low level WC, double panelled radiator. Cushioned flooring.

Outside

South facing rear garden laid to lawn with timber fence surround, Indian stone patio area, flowered borders, brick built shed, timber shed and timber gate to service alley

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

