



88 Burlington Avenue
York, YO10 3TE
£230,000



Step inside this beautifully presented two-bedroom mid-terrace home, fully refurbished to a high standard and ready to move straight into.

The property welcomes you with a large driveway, a smart entrance vestibule, leading through to a spacious and inviting living room with the added benefit of a highly practical under-stairs storage cupboard. To the rear, you will find a stylish, brand new kitchen finished with modern fittings and ample workspace.

Upstairs, the home continues to impress with two generously sized double bedrooms and a contemporary family bathroom, complete with both a bath and stand alone shower —ideal for busy households. A standout feature is the boarded loft space, complete with power and lighting, offering excellent versatility whether used as a home office or hobby room, it provides valuable additional space to suit modern living needs.

Externally, the property boasts a larger-than-average rear garden, enjoying a sought-after south-east facing aspect, ensuring plenty of sunshine throughout the day—perfect for outdoor dining, gardening, or simply unwinding. There is the added benefit of a brick built outbuilding perfect for storage.

This is a fantastic opportunity to purchase a stylish home with generous proportions and thoughtful upgrades throughout—early viewing is highly recommended. Call our Bishopthorpe Road office on 01904 646611 to arrange a viewing!

Entrance Hallway

Neat and welcoming entry space providing access to the main living area and staircase to upper floor. Brand new carpets





Living Room

13'10" x 11'3" (4.24m x 3.45m)

Spacious and well-presented reception room, ideal for relaxing and entertaining. Composite flooring. Large uPVC windows, door to understairs storage cupboard

Kitchen/Diner

14'4" x 7'11" (4.39m x 2.43m)

Modern, newly fitted kitchen with stylish units and ample worktop space. uPVC windows. Composite flooring. Wall mounted combination boiler.

Bedroom 1

11'2" x 11'0" (3.42m x 3.37m)

Generous, larger-than-average double bedroom. Brand new carpets, uPVC windows

Bedroom 2

10'6" x 8'0" (3.22m x 2.46m)

Second well-proportioned double bedroom. uPVC windows, brand new carpets

Bathroom

8'1" x 7'3" (2.48m x 2.23m)

Tiled modern bathroom, shower over bath and stand alone shower, toilet, sink

Loft Space

Useful boarded loft space with power, ideal for storage or home office. Enclosed door to ladder leading to loft.

Outside

Externally, the property benefits from a large gravelled front driveway, a larger-than-average rear garden, enjoying a sought-after south-east facing aspect, together with a brick built outbuilding.

Agents Notes

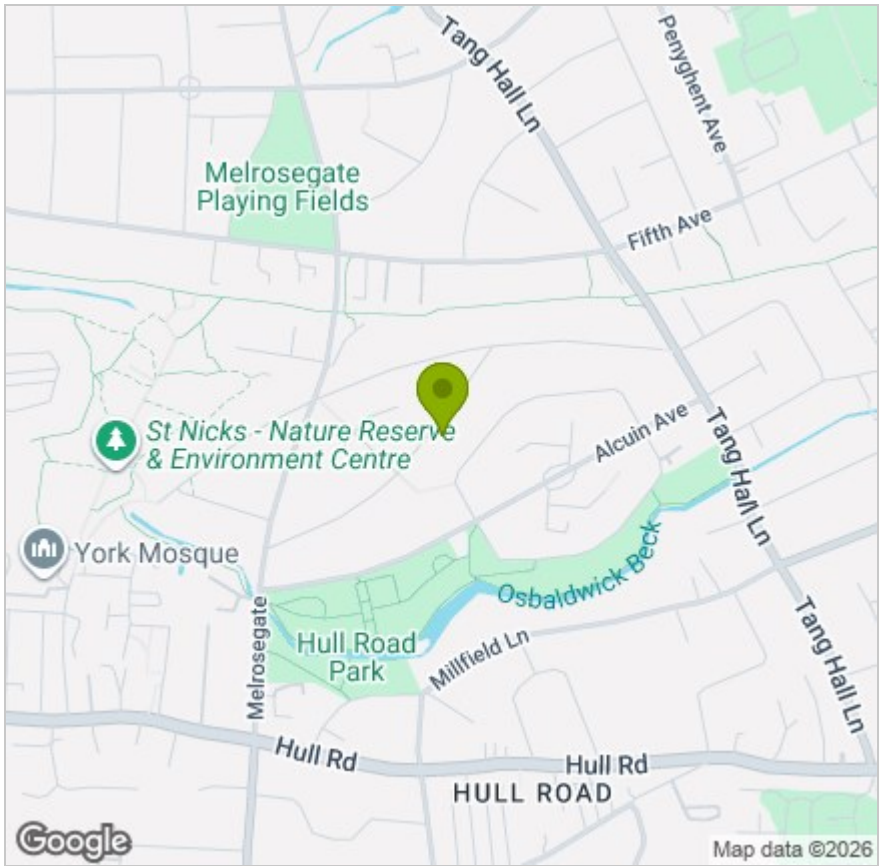
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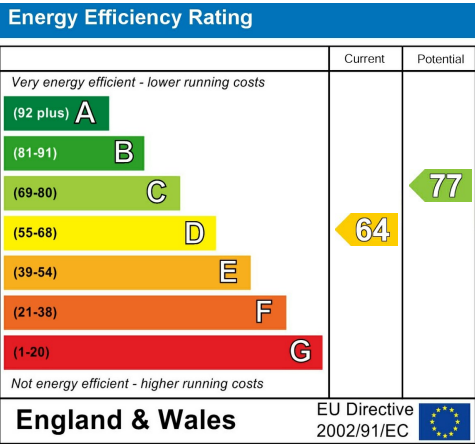
FLOOR PLAN



LOCATION



EPC



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