Robert Ellis

look no further...

York Avenue,
Beeston, Nottingham
NG9 1GZ

£185,000 Freehold

Situated in the sought-after area of Beeston, Nottingham, this delightful end-terraced house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The single reception room is inviting and serves as a perfect gathering space for family and friends, providing a warm atmosphere for relaxation and entertainment.

The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. The layout of the home is designed to maximise space and functionality, making it an ideal choice for those seeking a blend of comfort and convenience.

One of the standout features of this property is the parking,, a rare find in many urban settings. This added benefit enhances the appeal of the home, allowing for easy access and peace of mind for residents and their guests.

Situated in Beeston, residents will enjoy the vibrant community atmosphere, with local amenities, parks, and schools within easy reach. The area is well-connected to Nottingham city centre, making it an excellent choice for commuters.

In summary, this terraced house on York Avenue is a wonderful opportunity for those looking to settle in a friendly neighbourhood, offering a perfect balance of space, comfort, and convenience. Do not miss the chance to make this lovely property your new home.

Entrance Hall
Double glazed entrance door, stairs to the first floor, radiator, and door to the lounge.

Lounge
11'3" x 11'1" (3.43m x 3.38m)
With laminate flooring, gas fire with Adam-style mantle, UPVC double glazed window to the front, radiator, and door to the kitchen diner.

Kitchen Diner
12'2" x 11'5" (3.73m x 3.5m)
With a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven, integrated electric hob with air filter over, tiled splashbacks, space for a fridge freezer, dishwasher and washing machine, radiator, useful under stairs storage cupboard, UPVC double glazed window to the rear, and UPVC double glazed door to the conservatory.

Conservatory
11'3" x 5'7" (3.43m x 1.72m)
With vinyl flooring, UPVC double glazed door to the side, double glazed sliding door to the rear, and windows to the rear and sides.

First Floor Landing
UPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

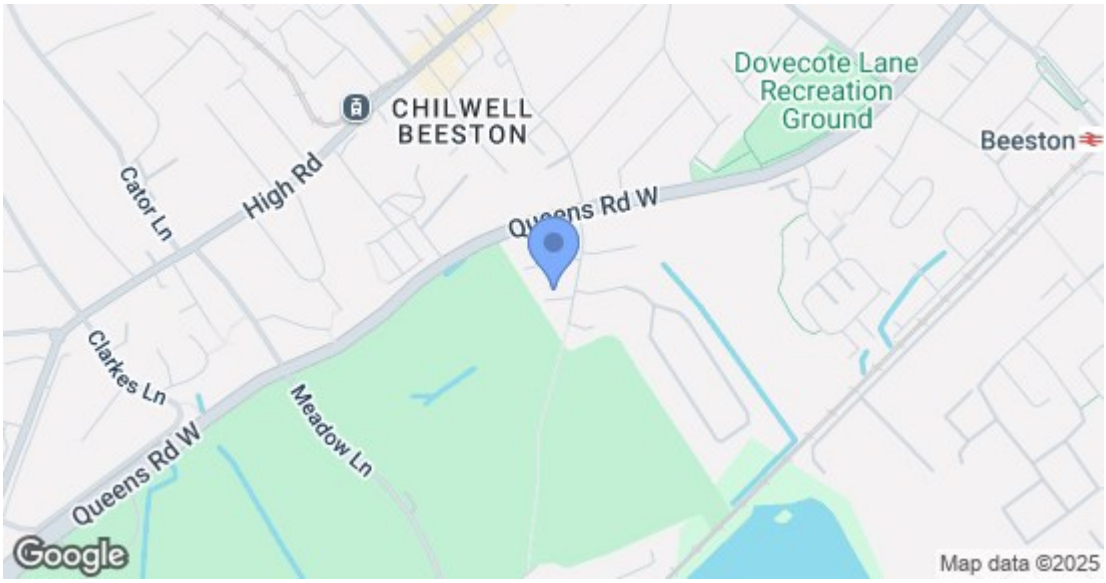
Bedroom One
11'2" x 10'9" (3.42m x 3.29m)
With wooden flooring, UPVC double glazed window to the front, and radiator.

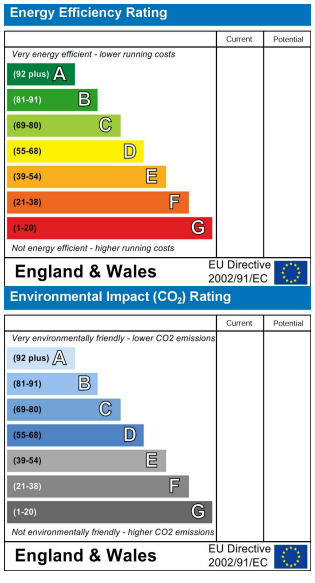
Bedroom Two
12'2" x 8'11" (3.72m x 2.72m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three
9'4" x 7'2" (2.86m x 2.19m)
A carpeted bedroom with UPVC double glazed window to the rear, radiator, and a Baxi combination boiler.

Bathroom
Incorporating a three piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, tiled splashbacks, UPVC double glazed window to the front, and heated towel rail.

Outside
To the front of the property you will find a paved driveway and gated side access leading to the enclosed rear garden, which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, and outside WC.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.