



Rockingham Avenue, York

TWO BEDROOMS | GARDEN | OFF STREET PARKING | DOWNSTAIRS W.C | NO ONWARD CHAIN | APPROXIMATELY 1 MILE FROM CITY CENTRE

Asking Price: **£225,000**



Rockingham Avenue, York

DESCRIPTION

A two bedroom townhouse located in a popular residential location to the east of York city centre.

Upon entering the property there is a hall with stairs leading to the first floor. The living room features a bay window to the front and a feature fireplace creating a focal point to the room, there is also a useful understairs storage cupboard.

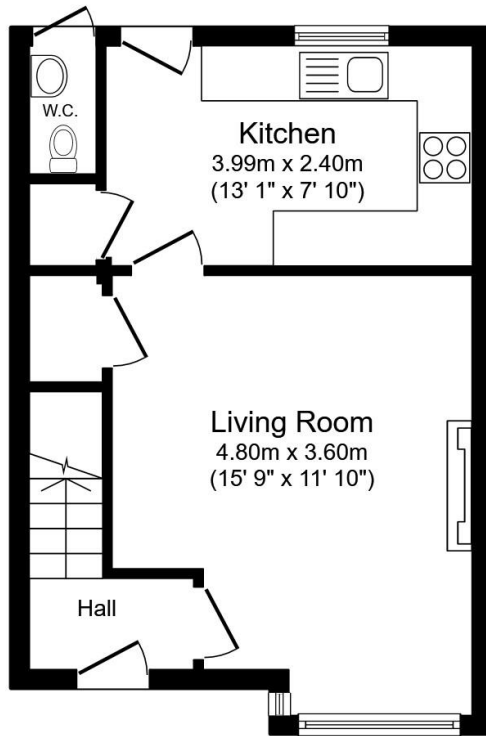
The kitchen is located to the rear of the property and features a range of base and wall units and space for free standing appliances. There is also a downstairs W.C that completes the ground floor.

To the first floor you have two double bedrooms and the family bathroom which features a white suite with shower over the bath. Externally the property has a gated driveway to the front, a passageway leads to the side of the property to the private rear garden. The rear garden is mainly laid to lawn with a patio area, there is also a brick built out building.

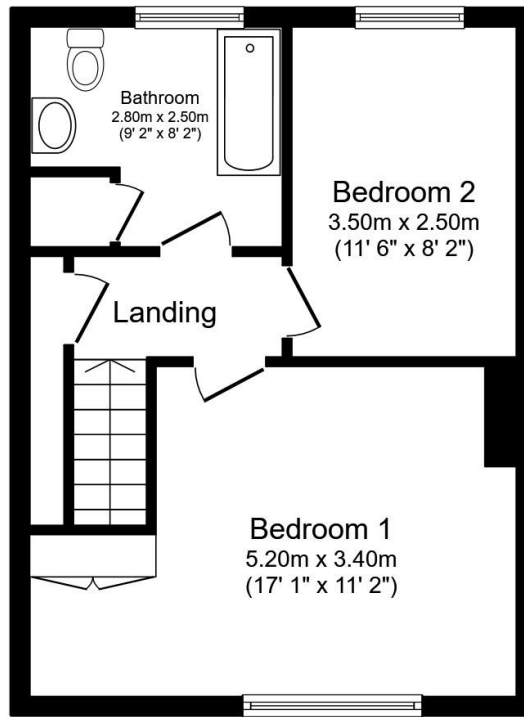
The property is offered for sale with no onward chain and viewing is highly recommended to truly appreciate all it has to offer.







Ground Floor



First Floor

Total floor area 72.5 sq.m. (780 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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OPENING HOURS

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home

