

DODSWORTH AVENUE, YORK YO31

£225,000 freehold

2 bedroom terraced house for sale

LINLEY &
SIMPSON



- **Mid-Terrace House**
- **Off Street Parking**
- **Gas Central Heating**
- **Two Generous Double Bedrooms**
- **Lawned and Paved Rear Garden**
- **Lounge and Dining Kitchen**

A fantastic two bedroom mid-terrace house featuring a generous garden to the rear of the property and off street parking to the front. This would make an ideal investment opportunity or excellent first home. Located on Dodsworth Avenue, between Heworth Green and Huntington Road, the property is well placed for easy access to the city centre and has local amenities nearby. Monks Cross and Vangarde Shopping Parks are also within easy reach.

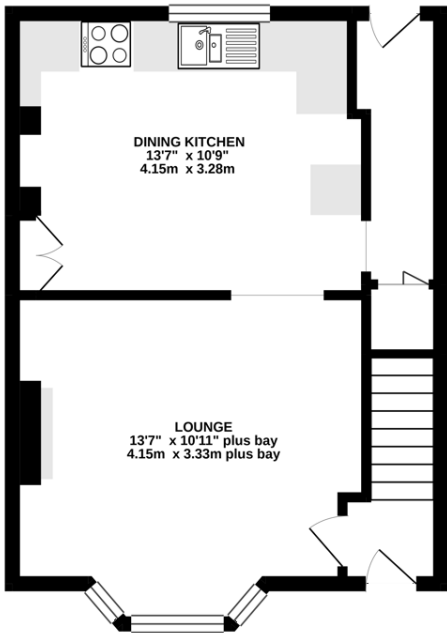
The property comprises of a small entrance hallway leading into a well proportioned lounge with bay window, fireplace and electric fire. The ground floor continues with a spacious dining kitchen with fitted wall and base units off which is a rear hallway, with useful storage, leading to the back door into the garden. On the first floor is a large master bedroom. The property was originally a three bedroom home, so this impressive room covers a large proportion of the footprint of the house. There is a second double bedroom with feature fireplace and a three piece bathroom with white suite. The property benefits from gas central heating and double glazing. Outside there is a driveway giving off street parking for two cars to the front and to the rear, the large enclosed garden, with lawn and paved areas, includes a brick outhouse with plumbing and electric for appliances.

Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details

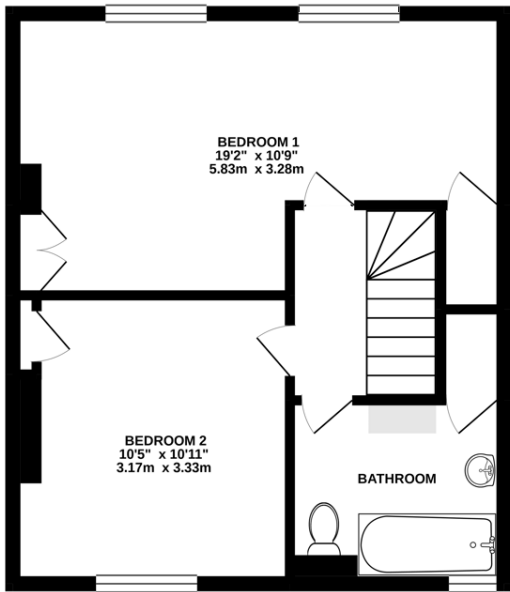
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GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



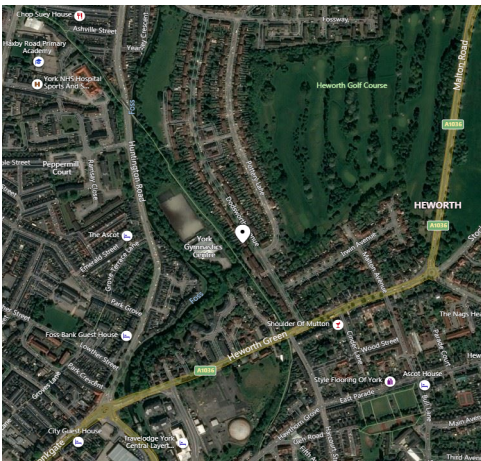
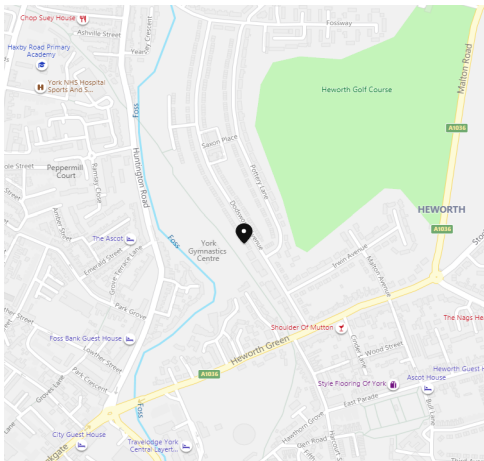
1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



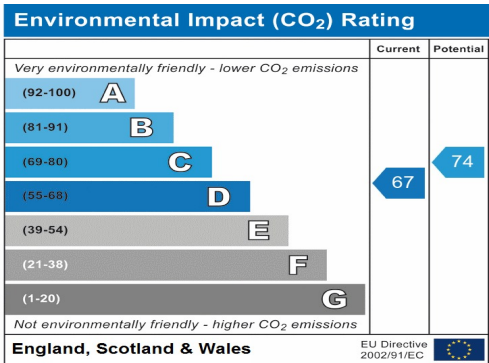
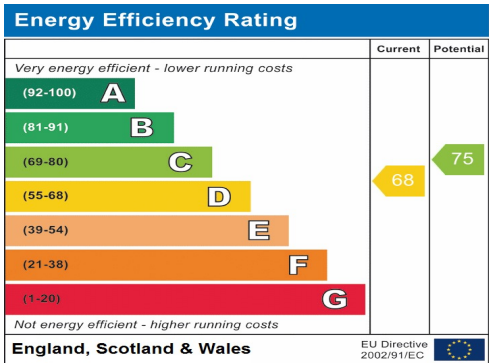
TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: **Freehold**
Local Authority: **City of York Council**
Council Tax: **Band B - £1,289.00 per year (York 2019/20)**



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