

## TENNYSON AVENUE, BURTON STONE LANE, YORK YO30

offers over £210,000 freehold

3 bedroom terraced house for sale

LINLEY &  
SIMPSON



- **Mid-Terrace House**
- **Superb Investment Opportunity**
- **Lawned Rear Garden**
- **Three Bedrooms**
- **Off Street Parking**
- **Popular Location**

This lovely three bedroom mid-terrace house benefits from a spacious dining kitchen that opens into a delightful lawned rear garden. Located to the north of the city the property has many amenities nearby and is well placed to access both the district hospital and the city centre. Ideal as an investment opportunity the property is currently let out with a tenant in place.

The internal accommodation is well-presented in neutral decor after refurbishment in 2017 and is entered through a small entrance hall. From here is access to a well-proportioned lounge with a fireplace and the heart of the home is the dining kitchen with a built-in oven and a gas hob. The first floor boasts two double bedrooms, a smaller third bedroom and a modern three piece family bathroom. There are also the advantages of gas central heating and double glazing throughout.

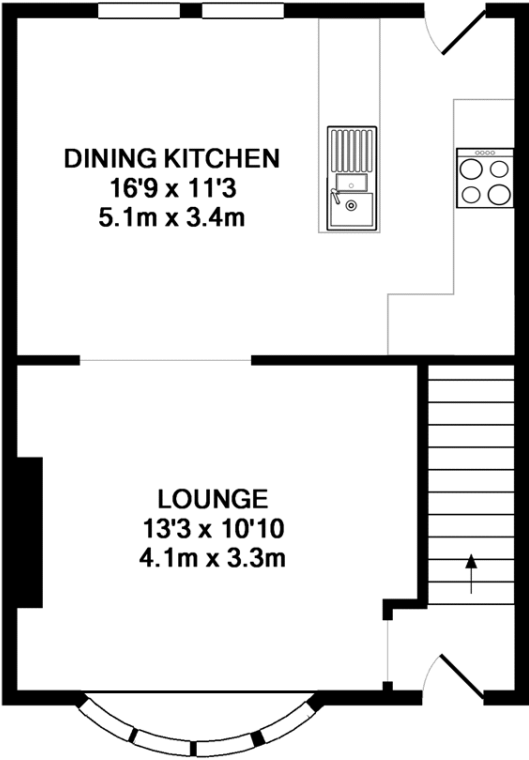
The exterior of the property features the advantage of off street parking to the front, whilst the rear has the fantastic lawned garden with brick-built storage. For further information on rental income please contact the office.

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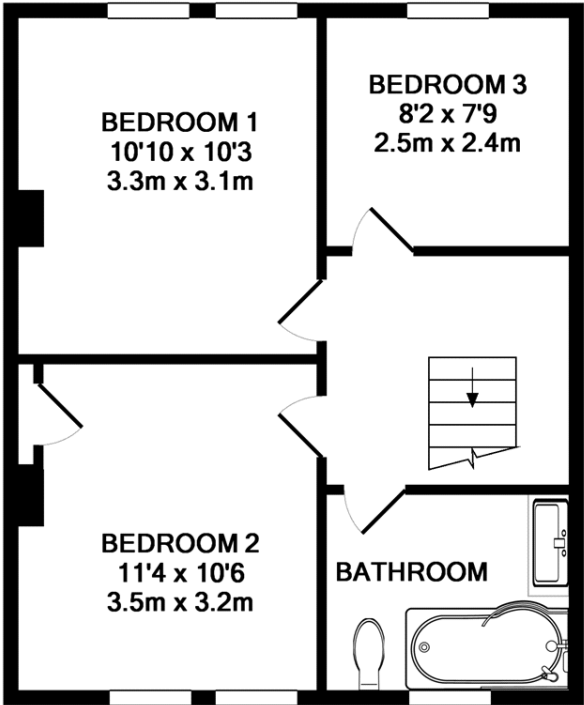
Call **01904 655222** to view this property, or visit **[linleyandsimpson.co.uk](http://linleyandsimpson.co.uk)** for more details

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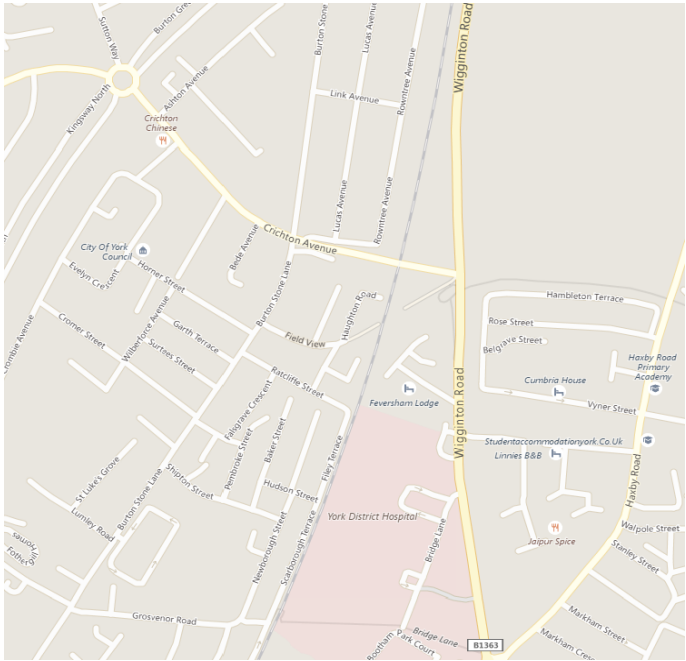
GROUND FLOOR  
APPROX. FLOOR  
AREA 369 SQ.FT.  
(34.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 399 SQ.FT.  
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 767 SQ.FT. (71.3 SQ.M.)  
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE  
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Tenure: Freehold  
Local Authority: City of York Council  
Council Tax: Band B - £1,236.97 per year (York 2018/19)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) A                                  |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92-100) A                                                      |         | 82                      |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       | 65      |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England, Scotland & Wales                                       |         | EU Directive 2002/91/EC |

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Monday - Thursday  
8:30am to 6:00pm  
Friday  
8:30am to 5:00pm  
Saturday  
9:00am to 4:00pm



We have prepared these particulars as a general outline for guidance only. The services, appliances and equipment have not been tested and we have not carried out a structural survey. All areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Linley & Simpson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars. Linley & Simpson Limited, 2 Low Ousegate, York YO1 9QU.