

TENNYSON AVENUE, BURTON STONE LANE, YORK YO30

£220,000 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**

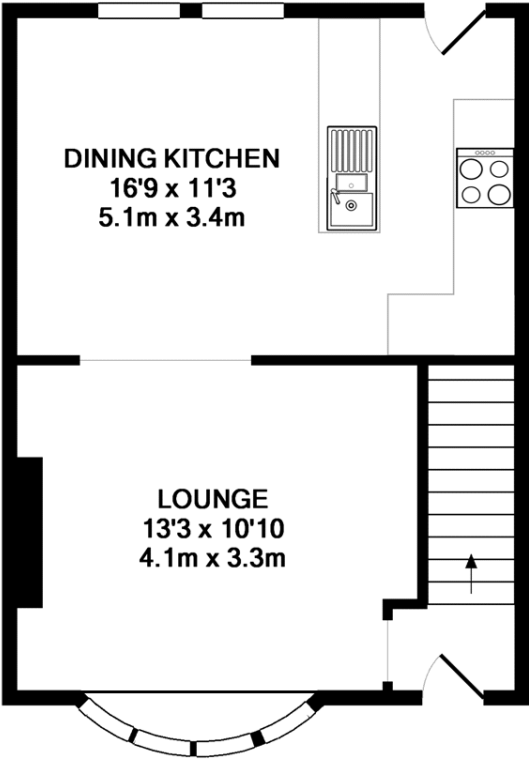
This lovely three bedroom mid-terrace house benefits from a spacious dining kitchen that opens into a delightful lawned rear garden. Located to the north of the city the property has many amenities nearby and is well placed to access both the district hospital and the city centre. Ideal as an investment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

The internal accommodation is well-presented in neutral decor 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.

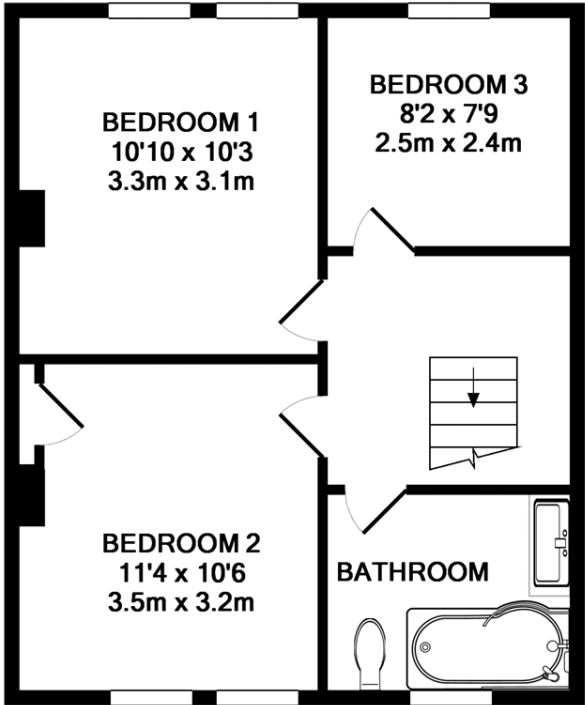
The exterior of the property features the advantage of off street parking to the front, whilst the rear has the fantastic lawned garden with brick-built storage. For further information on rental income please contact the office.

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





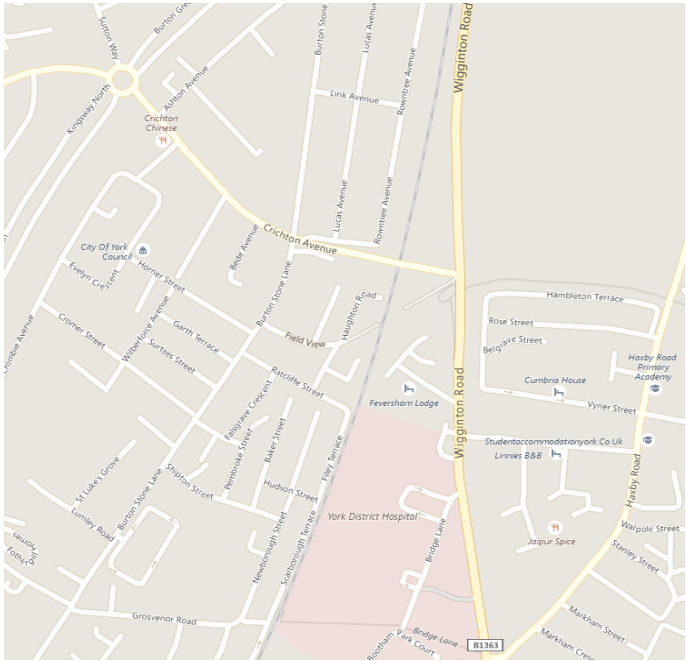
GROUND FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.2 SQ.M.)



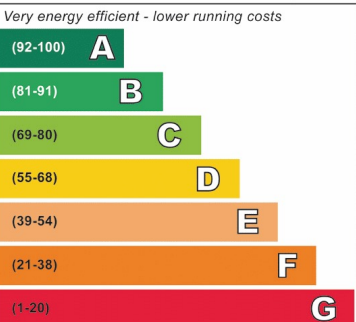
1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.0 SQ.M.)


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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	<div></div>	<div>82</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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



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