

RAWDON AVENUE, MELROSEGATE, YORK YO10

£169,995 freehold

2 bedroom terraced house for sale

LINLEY &
SIMPSON



- **Mid-Terrace House**
- **Lounge and Dining Kitchen**
- **Gas Central Heating**
- **Two Bedrooms**
- **Lawned and Paved Rear Garden**
- **Double Glazing Throughout**

This well-proportioned two bedroom mid-terrace house offers a generous rear garden with both lawned and paved areas. Located to the east of the city just off Melrosegate, the property has easy access into the city centre and many amenities nearby. York University is within easy reach and there is a simple route out towards the A64. From the rear garden there is also access to St. Nicholas Fields Nature Reserve.

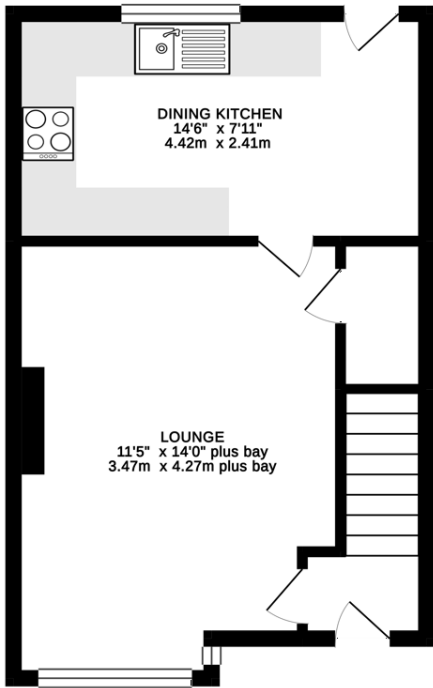
The internal accommodation begins with a small entrance hallway which leads into a lounge with a half bay window and a useful under stairs storage cupboard. The ground floor is completed with a fitted dining kitchen with wall and base units and a built-in oven and hob. To the first floor is a spacious master bedroom and a second good size bedroom. The property is completed with a three piece bathroom and a further storage cupboard on the landing space. There are also the advantages of gas central heating and double glazing throughout.

Outside the house is the lovely rear garden. In addition to the lawned and paved areas there are two wooden storage sheds. To the front is a low maintenance paved garden and on street parking is also available.

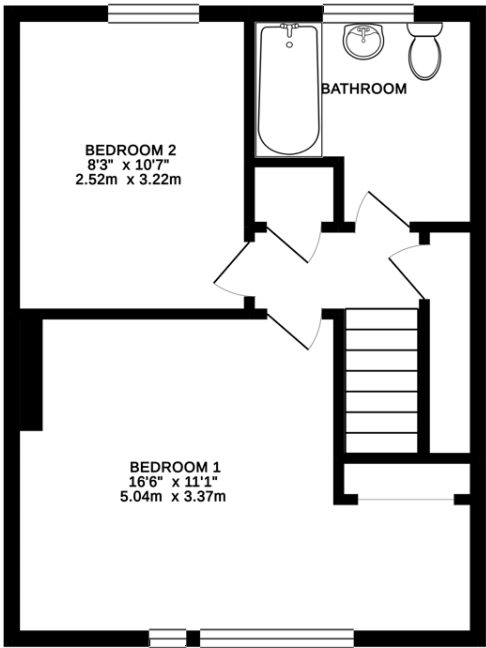
Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details



GROUND FLOOR 346 sq. ft.
 (32.2 sq. m.)



1ST FLOOR 380 sq. ft.
 (35.3 sq. m.)

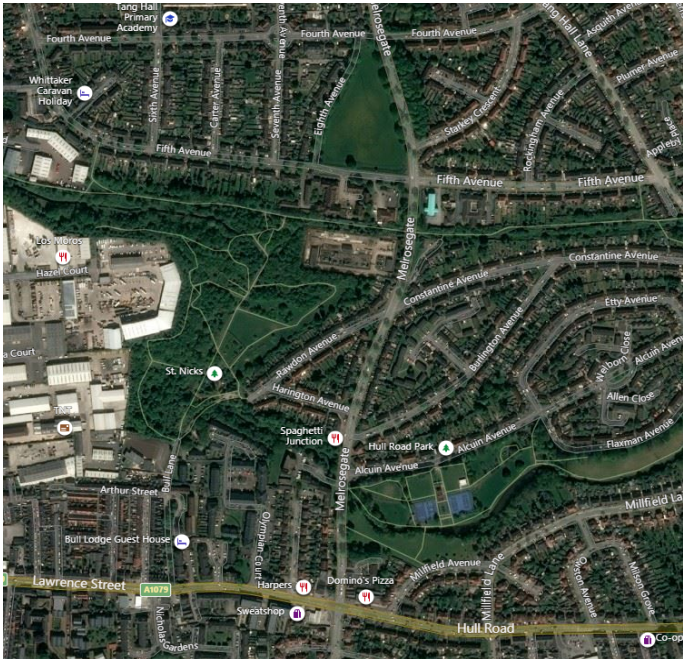
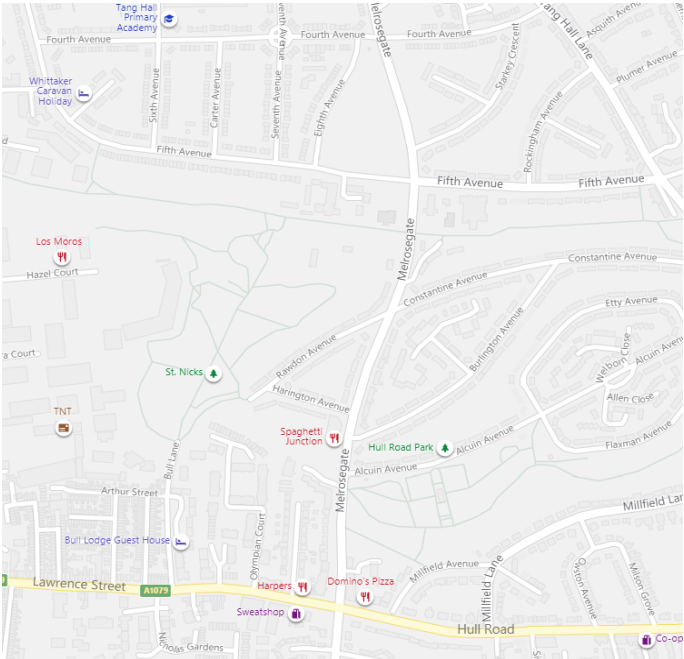


TOTAL FLOOR AREA : 726 sq. ft. (67.5 sq. m.) approx.

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 - £1,236.97 per year (York 2018/19)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	70	
(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		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(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
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Friday
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Saturday
 9:00am to 4:00pm



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