

LUCAS AVENUE, YORK YO30

£190,000 freehold

3 bedroom terraced house for sale

LINLEY &
SIMPSON



- **Mid-Terrace House**
- **Front and Rear Gardens**
- **Lounge and Dining Kitchen**
- **Three Bedrooms**
- **Off Street Parking**
- **Gas Central Heating**

This well-proportioned three bedroom mid-terrace house boasts a lawned garden to the rear and off street parking to the front. Placed to the north of the city with good links to the city centre, the property also has many amenities nearby.

The internal accommodation begins with a small entrance hallway which leads into a generous lounge with a fireplace. The ground floor is completed with a fitted dining kitchen featuring a built-in oven and hob, wall and base units and a useful under stairs storage cupboard. To the first floor are two double bedrooms, both of which have built-in storage. There is a smaller third bedroom and finally a family bathroom with a white suite.

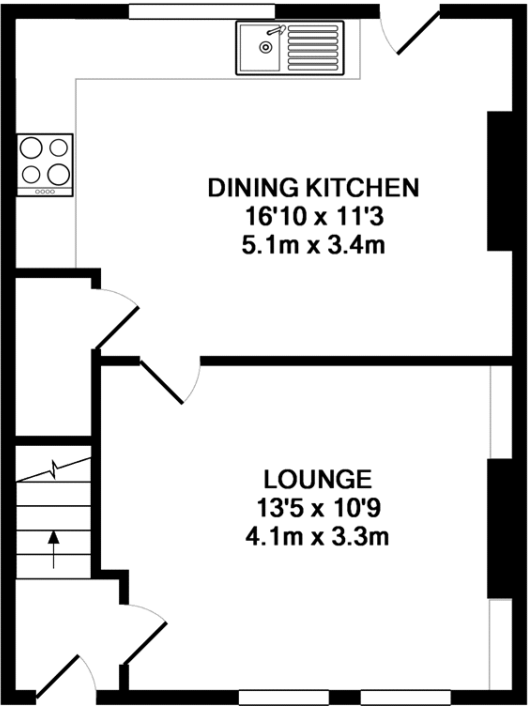
The rear garden really must be seen to appreciate the size and features a lawned area, a paved area, brick built exterior storage and planted beds. Ample off street parking is available to the front. The property also has the advantages of gas central heating and double glazing throughout. The property would make a lovely family home or a superb investment.

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

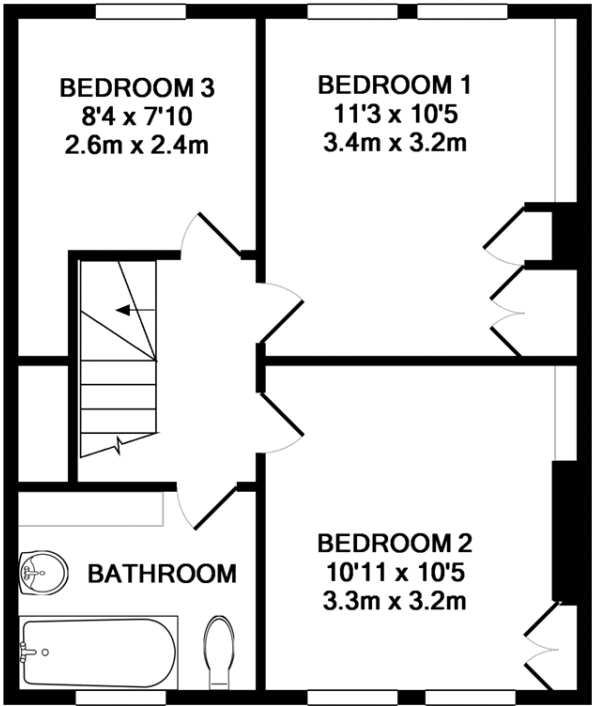
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GROUND FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)

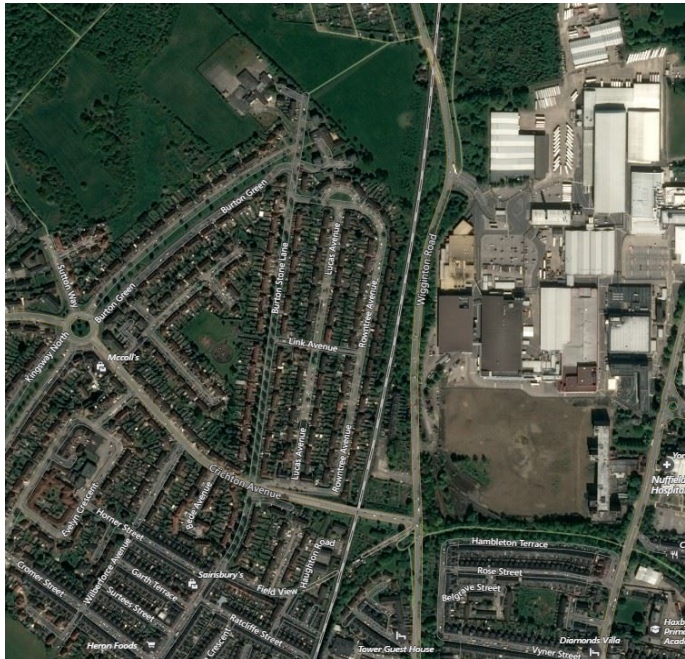


1ST FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.8 SQ.M.)

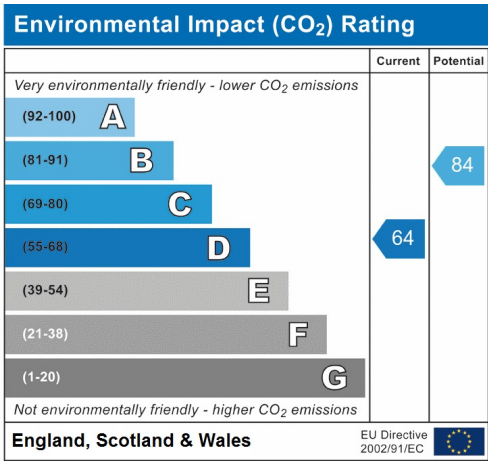
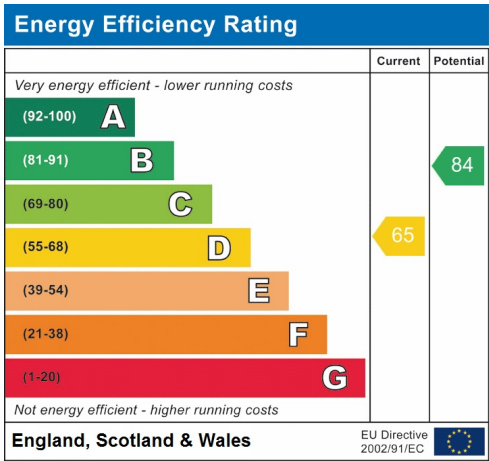


TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.1 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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Tenure: Freehold
Local Authority: City of York Council
Council Tax: Band B - £1,236.97 per year (York 2018/19)



2 Low Ousegate
York YO1 9QU

tel: 01904 655222
email: york@coalters.com

www.linleyandsimpson.co.uk

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



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