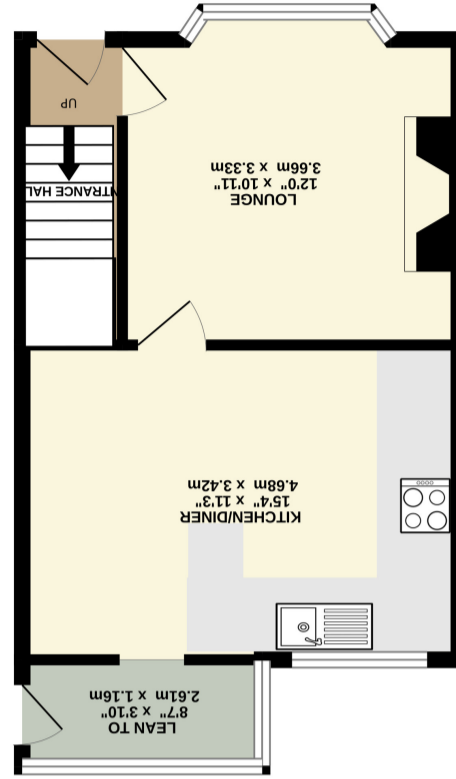
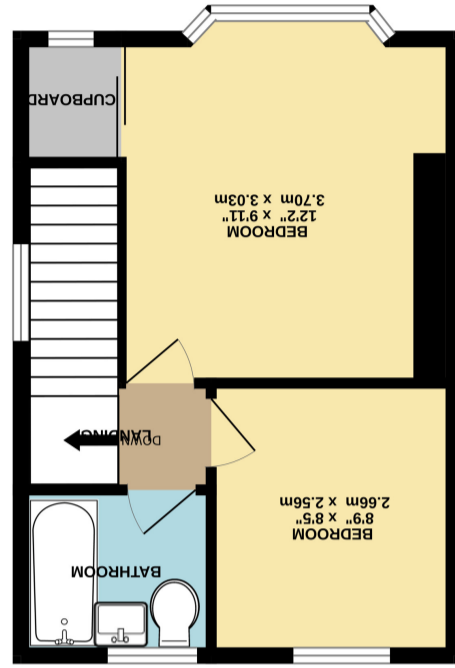


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.  
Made with Metropix ©2024



GROUND FLOOR



1ST FLOOR



## 34 Woodside Avenue, Burnholme York YO31

### OQS

A fantastic opportunity to purchase this spacious two double bedroom semi detached home situated in the popular area of Burnholme. Boasting lounge with bright bay window and feature fireplace, shaker style kitchen with dining area, a lean to which is currently used as a utility, two good sized bedrooms and a modern three piece bathroom. Externally the property benefits from a generous sized rear garden with gravelled seating area and a large lawn. The front of the property has a driveway for off street parking and an attached garage.

An ideal opportunity for first time buyers or investors, with close proximity to the City Centre, University and road networks.

Early viewing is highly recommended.

- Bright Bay Windows
- Modern Bathroom
- Feature Fireplace
- Large Garden
- Garage
- Ample Off Street Parking
- Local Amenities Nearby
- Dining Kitchen
- Two Bedrooms

Travelling from Tang Hall Lane from Heworth turn left onto Bad Bargain Lane and left again onto Gerard Avenue. Follow the road round to the right and the property can be seen on the right hand side and can be identified by our for sale sign.

With local shops, tea room, hairdressers on the door step and an excellent bus service - numbers 6 and 11 into York City centre. Further amenities can be found at Monks Cross and Vangarde and also ideal for the University, A64 and Gym.

