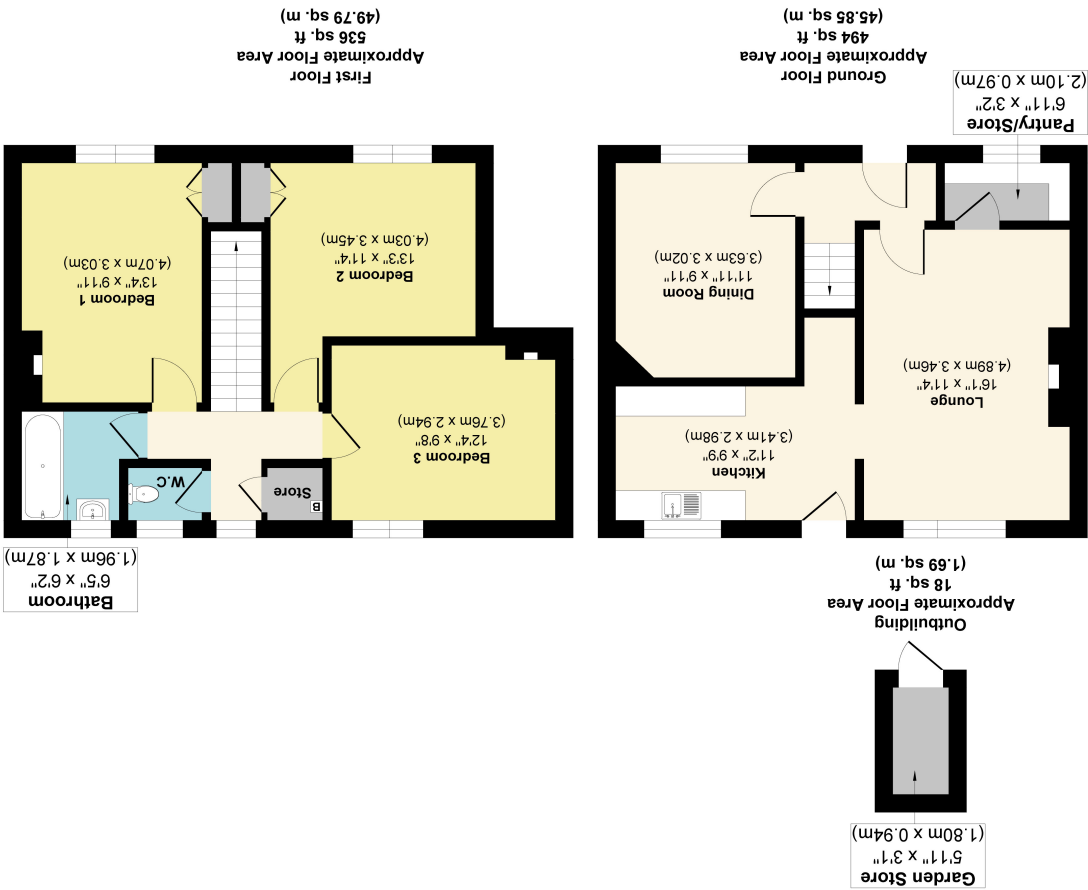


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Approx. Gross Internal Floor Area 1030 sq. ft / 95.64 sq. m
Outbuilding 18 sq. ft / 1.69 sq. m
Total 1048 sq. ft / 97.33 sq. m



16 Third Avenue, York YO31 0TX

Offered for sale with the benefit of no onward chain is this spacious three bedroom mid terraced home located within walking distance to York city centre. Boasting a bright lounge, dining room and kitchen to the ground floor and three good sized bedrooms with first floor bathroom and a separate w/c. Externally the property has a generous sized rear garden with a brick built store. Offering potential to improve and priced to create maximum interest levels, we strongly recommend early viewing to avoid disappointment.

PLEASE NOTE: AWAITING PROBATE

- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Potential to Improve
- Large Garden
- Walking Distance to City Centre
- Close to York University

Travelling from Grimston Bar roundabout towards York. Continue down Hull Road travelling through the first set of traffic lights. At the next set of traffic lights turn right onto Melrosegate. Continue and turn left on to Third Avenue. The property is on the left hand side and can be identified by our for sale sign.

An ideal location for access into York by public transport, car or bike. Local shopping facilities can also be found in Heworth to include a Deli, Chemist and Florist. Plus Monks Cross and Vangarde shopping centres and various supermarkets are a short drive away. The A64 which in turn leads to the road networks is easily accessible from the property. Hempland Primary and Heworth C of E are the local Primary school and Archbishop Holgate is the Secondary.

