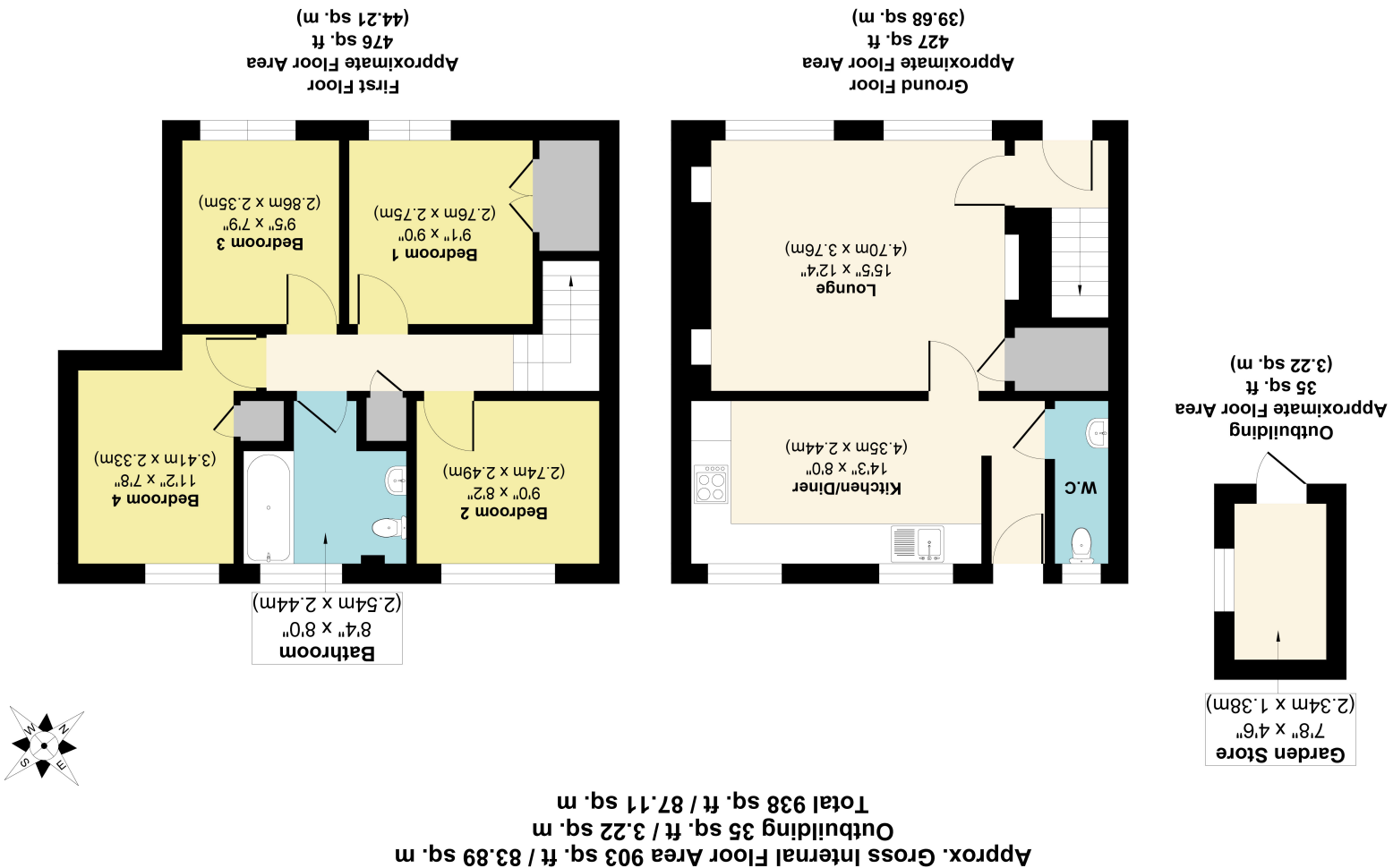


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Etty Avenue, York YO10 3TL

Located close to York city centre and lots of local amenities is this spacious four bedroom house with a south facing rear garden!

The property briefly comprises; entrance vestibule, a bright lounge with feature wall and under stairs storage cupboard, modern dining kitchen complete with grey gloss units with marble effect worktops and a convenient ground floor w/c.

To the first floor are four good sized bedrooms and a modernised airy three piece house bathroom.

This wonderful home boasts an enclosed south facing rear garden, offering different areas to enjoy the sunshine or entertain with family and friends, along with a brick built store for extra storage. To the front is a block paved driveway enabling off street parking for two cars.

This property would be a perfect first time buyer home, suitable for families with schools close by or an ideal buy to let investment and is likely to generate high interest levels therefore early viewing is highly recommended.

Please note this property has leased solar panels which has approximately 12.5 years left and you receive a small rebate from shared greener for the energy produced.

- South Facing Garden
- Four Bedrooms
- Driveway
- Local Amenities Nearby
- Ideal First Time buyer or Investment
- Modern Dining Kitchen
- Ground Floor W/C
- Modern Bathroom
- Close to City Centre

Travelling on Melrosegate from the traffic lights at Heworth. Continue forward and take the right hand turning on to Alcuin Avenue. Take the next right hand turning on to Etty Avenue will be seen on the left hand side and the property can be identified by our for sale sign.

A convenient location off Melrosegate for access into York, A64 and University. Local facilities can be found in the immediate area to include: Post office, Florist and Takeaways plus the amenities of Heworth village to include a deli and chemist. There is a local bus service into the centre and surrounding areas of York.

