



Sixth Avenue  
York  
YO31

Offers in Excess of £292,000

bettermove

# Sixth Avenue York

Bettermove are proud to present this 3 bedroom end of terrace house in York, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway.

The council tax band is B.

The interior of this well presented, recently redecorated property comprises a spacious living room, dining room, and fitted kitchen on the ground floor. Upstairs, you'll find three good sized bedrooms, and a shower room. The exterior boasts a detached garage, and front, side, and rear gardens, with plenty of potential and perfect for enjoying the summer months.

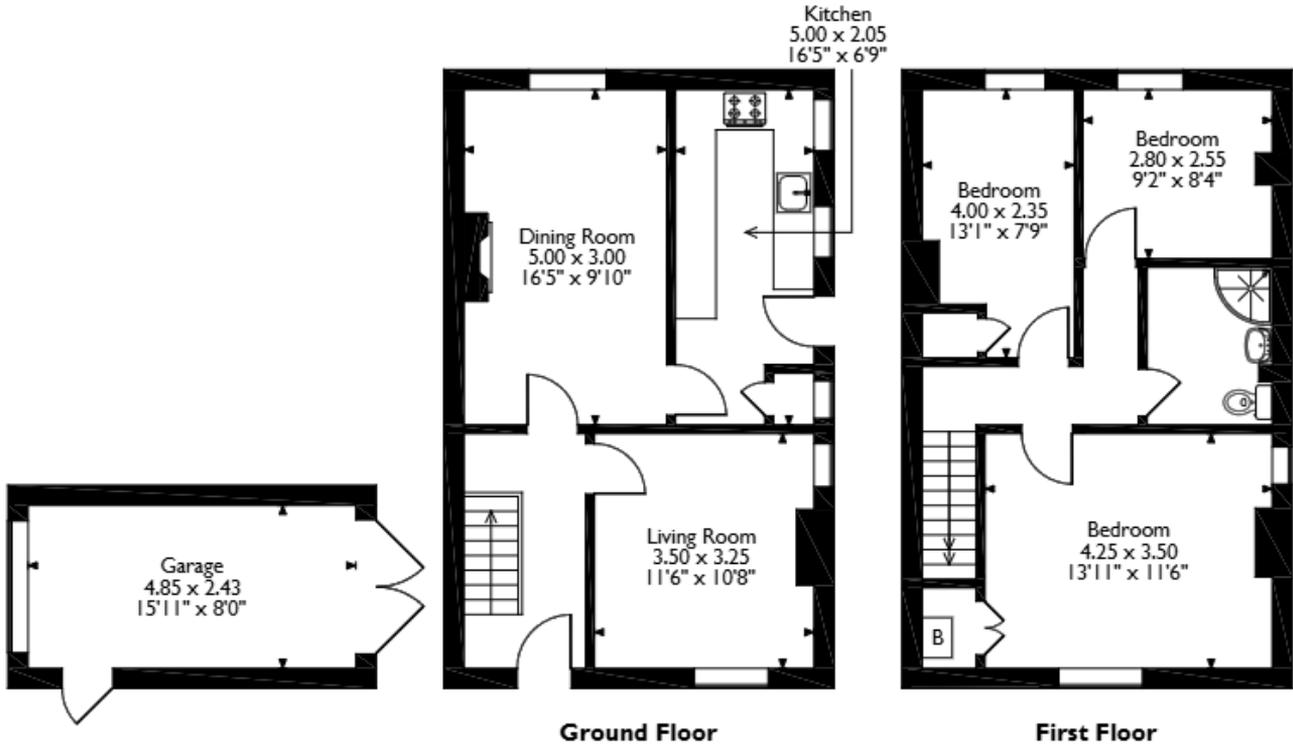
Located in the popular city of York, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be made from York Train Station (2.2 miles), a variety of local bus routes, and quick access to the A64.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

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Sixth Avenue, York  
 Approximate Gross Internal Area  
 Main House = 90 Sq M/968 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Total = 102 Sq M/1097 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	69	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	64	78
England, Scotland & Wales		
EU Directive 2002/91/EC		



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