



4 bed semi-detached house to buy in YO31

Irwin Avenue, 60 Irwin Avenue, York, York, YO31 7TU

£275,000 Starting Bid

 x 4  x 1  x 2

Tenure

Freehold

Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding.
- ✓ Sought After Location
- ✓ Off Street Parking
- ✓ In Need Of Renovation
- ✓ EPC Rating F

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: F
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Delighted to bring to the market this extended traditional four bedroomed semi-detached property. It will require a full programme of modernisation, but has great potential and is in a sought-after location within easy reach of the city centre.

Its features include a spacious entrance hallway leading to all the principal living accommodation. The good size lounge at the front and the dining room at the rear both boast the original fireplaces & surrounds. The kitchen has a sink unit, cooker and original pantry. The kitchen provides access to a larger than average garage and rear garden.

Stairs from the entrance hallway lead to the first floor landing with three well-proportioned double bedrooms (one with original fireplace) a fourth single bedroom and family bathroom.

The property is heated by an oil central heating system with boiler and has double glazed windows.

Externally to the front of the property is a lawned garden with stocked borders. A driveway provides off-street parking and leads to the larger than average garage.

To the rear is a good size, remarkably private sunny south-east facing garden, laid mainly to lawn with hedged and fenced boundaries.

Irwin Avenue is a popular side street located off Heworth Green. Heworth Green boasts an attractive mix of period homes. It will particularly appeal to those looking to be on the edge of the thriving Heworth area which offers a wide variety of shops, boutiques, wine bars and public houses. The city walls are within easy reach on foot, as are the many historic and cultural attractions of the city. York railway station is 1.3 miles South West, offering mainline travel to London in under two hours. The shopping parks of Monks Cross and Vangarde are also close by.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £275,000

Property Type: Semi-detached house

Parking: Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

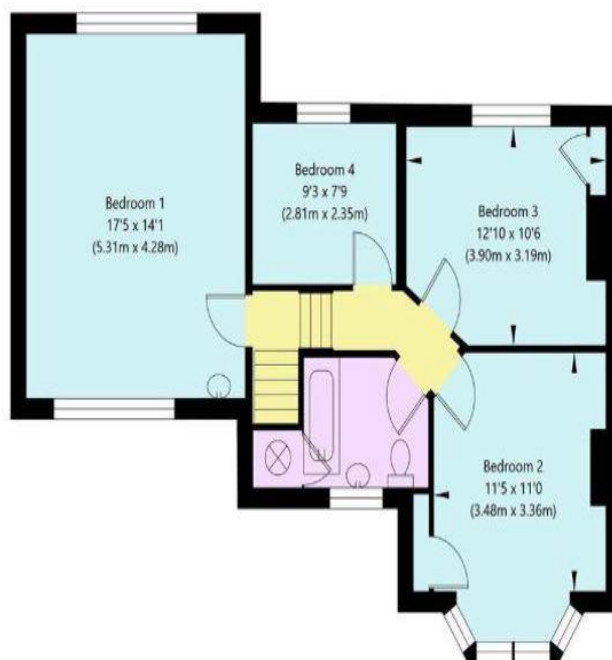
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 496 SQ FT / 46.12 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 720 SQ FT / 66.85 SQ M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Irwin Avenue, 60 Irwin Avenue, York, York, YO31 7TU

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

