

30 South Bank Avenue , York, YO23 1EA

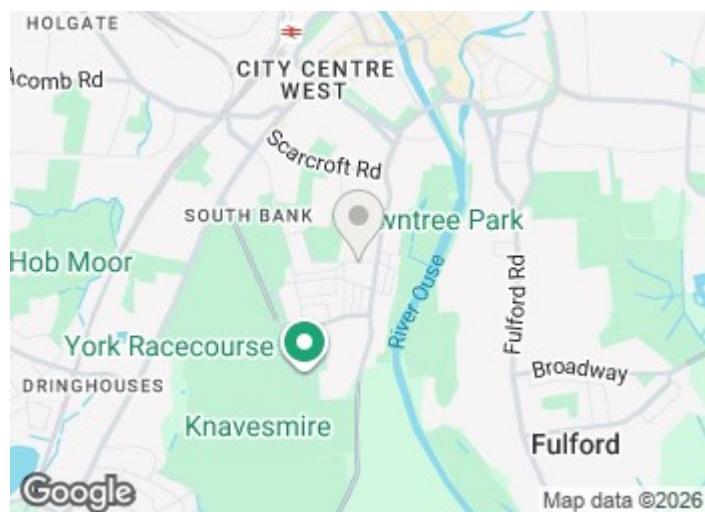
A THREE BEDROOM PERIOD SEMI DETACHED HOUSE WTH SOUTH FACING COURTYARD GARDEN! Located in the highly desirable area just off Bishophorpe Road and conveniently served by nearby shops, schools and local amenities as well as Millennium Bridge and York Racecourse. This delightful property offers the perfect blend of period features & modern touches throughout.

Offers Over £455,000

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- Semi-Detached Period Home
- South-Facing Rear Garden
- Popular 'Bishy Road' Location
- Two Reception Rooms
- External Office Space
- Three Bedrooms
- Potential to Extend

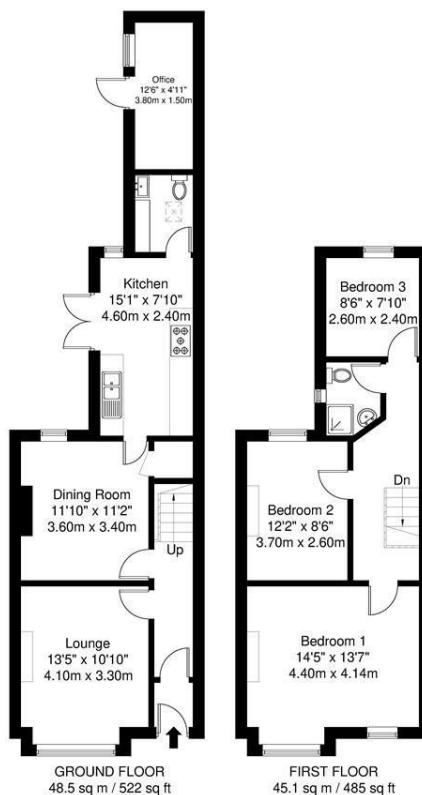


Directions



Floor Plan

30 South Bank Avenue



APPROXIMATE GROSS INTERNAL AREA = 93.6 sq m / 1007 sq ft

OFFICE = 5.7 sq m / 61 sq ft

TOTAL = 99.3 sq m / 1068 sq ft

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 error, 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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