

N A I S H
E S T A T E A G E N T S



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15 Second Avenue , York, YO31 0RS

A fine example of a charming period terrace home located in Heworth. This recently renovated property boasts a perfect blend of character and modern features, making it an ideal choice for those seeking a comfortable and stylish living space in an affluent area in York.

£525,000

15 Second Avenue

, York, YO31 0RS



- Period Terrace Home
- Stunning Rear Garden
- Four Bedrooms
- Popular Location
- Immaculate Condition
- On Street Parking

Offer Procedure

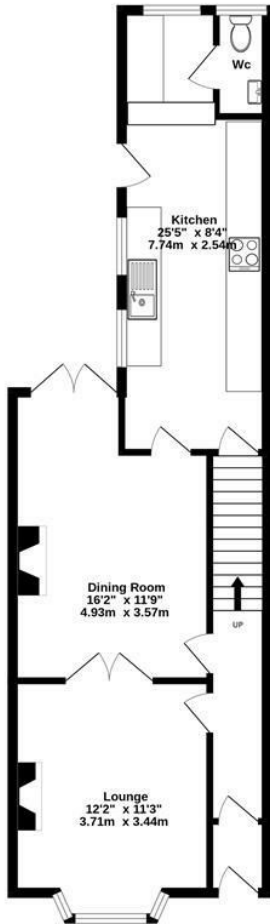


Directions



Floor Plan

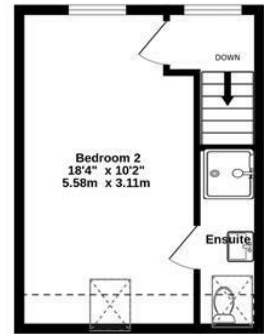
GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



2ND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA: 1414 sq.ft. (131.3 sq.m.) approx.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	