



OUSEBURN AVENUE, YORK, YO26
Guide Price £290,000

Carter Jonas

OUSEBURN AVENUE, YORK, YO26 5NN

Offered to the market with the considerable advantage of **no onward chain**, this beautifully presented home provides ready-to-move-into accommodation in a popular and convenient York location.

Having been exceptionally well maintained by the current owner, the property offers bright, welcoming living space finished to an excellent standard throughout. The versatile layout will appeal to a wide range of purchasers, including first-time buyers, professionals, families and investors alike.

Externally, to the front, the property benefits from valuable off-street parking, a sought-after feature in this established residential area. One of the property's most impressive features is its generous rear garden, providing an excellent space for outdoor entertaining, gardening enthusiasts or simply relaxing in a private setting

Located within easy reach of local amenities, transport links and York city centre, this is a superb opportunity to acquire a stylish home that requires little to no immediate work.

Key Features :

- No Onward Chain
- Beautifully Presented Throughout
- Downstairs w.c.
- Generous Rear Garden
- Off-Street Parking
- Well-Proportioned Accommodation
- Convenient York Location
- Ideal for First-Time Buyers, Professionals, Families and Investors

TENURE Freehold

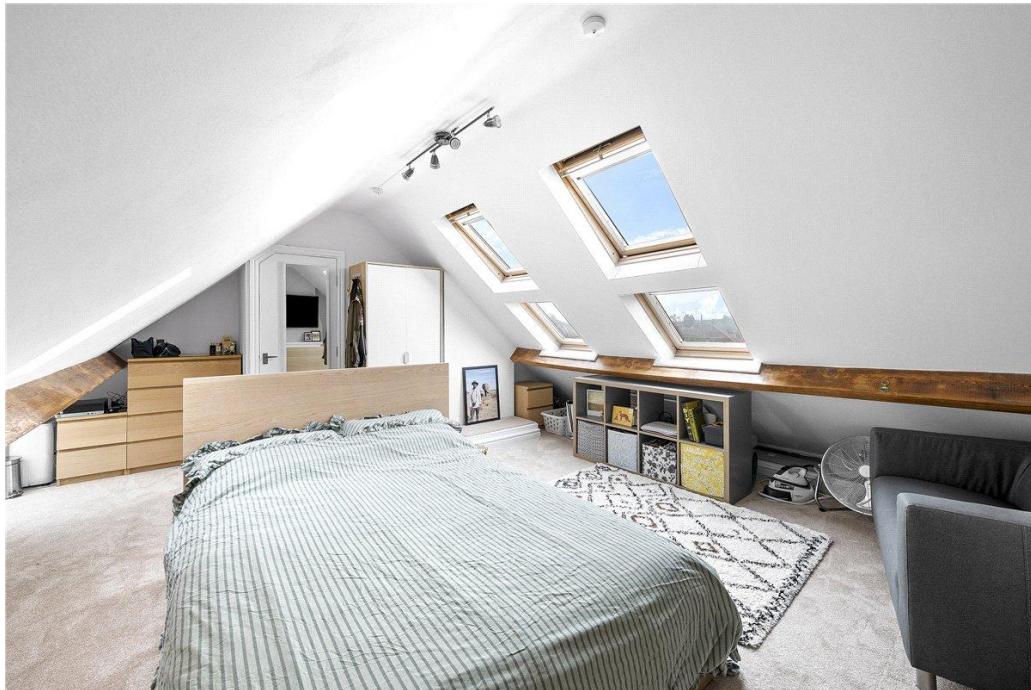
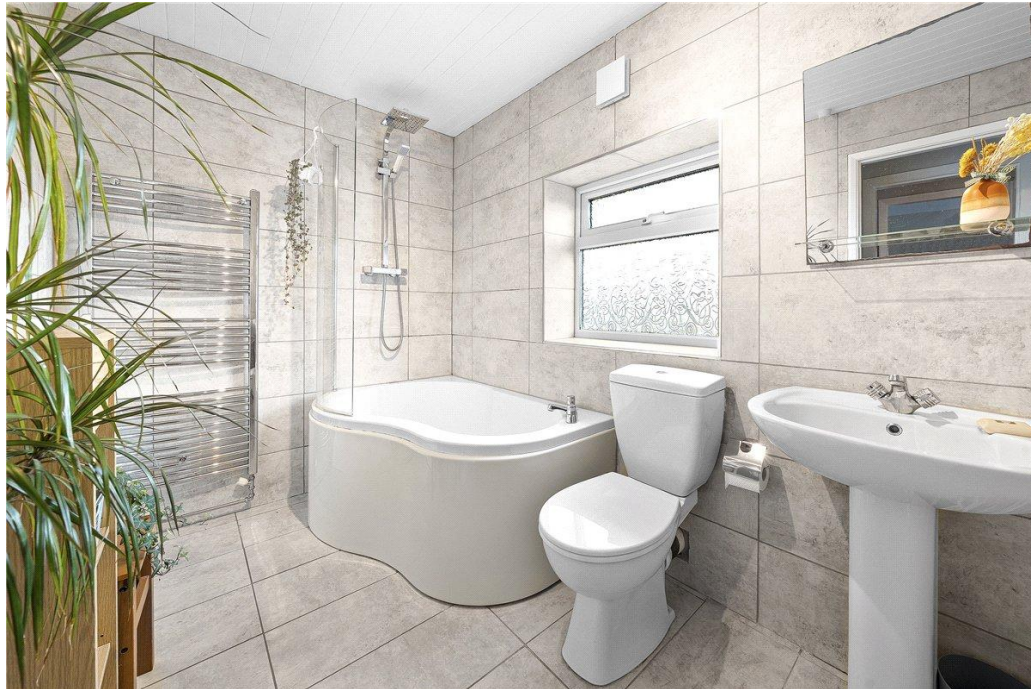
LOCAL AUTHORITY York City Council

EPC BAND C

A SUPERB OPPORTUNITY TO PURCHASE A BEAUTIFULLY PRESENTED HOME WITH NO ONWARD CHAIN, A FANTASTIC-SIZED GARDEN AND OFF-STREET PARKING. COMBINING EXCELLENT PRESENTATION WITH PRACTICAL LIVING SPACE AND BROAD BUYER APPEAL







Ouseburn Avenue, York, YO26

Main = 99.4 sq m / 1070 sq ft
 Limited Use Area = 17.9 sq m / 193 sq ft
 Outbuilding = 6.3 sq m / 68 sq ft
 Total = 123.6 sq m / 1331 sq ft



illustration for identification purposes only. measurements are approximate, not to scale
 Pursuant to RICS Property Measurement 2nd Edition
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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