CLUBLEYS City

20, Coningham Avenue,
York, YO30 5NH
£300,000







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ABOUT THE PROPERTY

Looking for a home that offers plenty of space, flexibility and room to grow? This well-presented three-bedroom townhouse, situated in a popular residential location, offers spacious accommodation arranged over three floors, making it a fantastic choice for first-time buyers, growing families or professionals seeking a home that suits their lifestyle.

Step inside to discover a welcoming entrance hall with useful storage and a convenient downstairs WC. The modern fitted kitchen features a range of wall and base units, an integrated oven, gas hob and space for additional appliances. To the rear, the generous open-plan sitting and dining room provides a wonderful space for everyday family life and entertaining, with French doors opening directly onto the garden and allowing natural light to fill the room.

The first floor offers two well-proportioned double bedrooms, ideal for children, guests or those working from home, together with a family bathroom.

The real highlight is the impressive principal bedroom suite occupying the entire second floor. Featuring a spacious double bedroom, separate dressing room and modern en-suite shower room, this fabulous space offers a private retreat away from the main living areas, perfect for relaxing at the end of the day.

Outside, the enclosed rear garden provides a lovely space to enjoy the warmer months, with a lawn and patio seating area ideal for summer barbecues, outdoor dining or simply unwinding.

With its generous proportions, flexible layout and fabulous top-floor bedroom suite, this appealing townhouse offers all the ingredients for comfortable modern living. Viewing is highly recommended!




LOVE











CLUBLEYS City

Tenure: Freehold
City of York Council
Band: D

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL
0.99m x 3.89m (3'2" x 12'9")
Front entrance door.
Storage cupboard and laminate wood flooring.

WC
1.83m x 0.83m (6'0" x 2'8")
Window to front elevation.
Suite comprising low flush WC and wash hand basin set within a vanity unit. Part tiled walls, laminate wood flooring and chrome ladder style radiator.

KITCHEN
Window to the front elevation.
Fitted with wall and base units with working surfaces, 1 1/2 bowl sink unit, integrated oven and 4 ring gas hob with extractor fan over, space for washing machine and dishwasher, space for fridge freezer.
Laminate wood flooring and radiator.

SITTING ROOM / DINING ROOM
4.94m x 3.92m (2.84m min) (16'2" x 12'10" (9'3" min))
French doors and window to the rear.
Understairs cupboard, laminate wood flooring to the dining area and radiator.

FIRST FLOOR

LANDING
Stairs leading up to second floor.
Radiator.

BEDROOM TWO
3.91m x 3.48m max (12'9" x 11'5" max)
Window to the rear elevation.
Radiator.

BEDROOM THREE
3.92m x 3.41m max (12'10" x 11'2" max)
Two x windows to the front elevation.
Radiator.

SECOND FLOOR

MASTER BEDROOM
4.33m x 3.93m max (14'2" x 12'10" max)
Window to the front elevation.
Storage cupboard and two radiators.

DRESSING ROOM
3.15m x 1.91m (10'4" x 6'3")
Velux window to the rear and radiator.

EN SUITE SHOWER ROOM
2.06m x 1.92m (6'9" x 6'3")
Velux window to the rear elevation.
Walk in shower, low flush WC, hand basin set within a vanity unit and chrome ladder style radiator.
Part tiled walls, vinyl flooring and extractor fan.

OUTSIDE
Externally, the property benefits from an enclosed rear garden, predominantly laid to lawn with a patio seating area, providing an ideal space for outdoor dining and family enjoyment.

ADDITIONAL INFORMATION

AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

SERVICES
The property has the benefit of mains water, electricity, gas and drainage.

APPLIANCES
None of the appliances have been checked by the Agent.

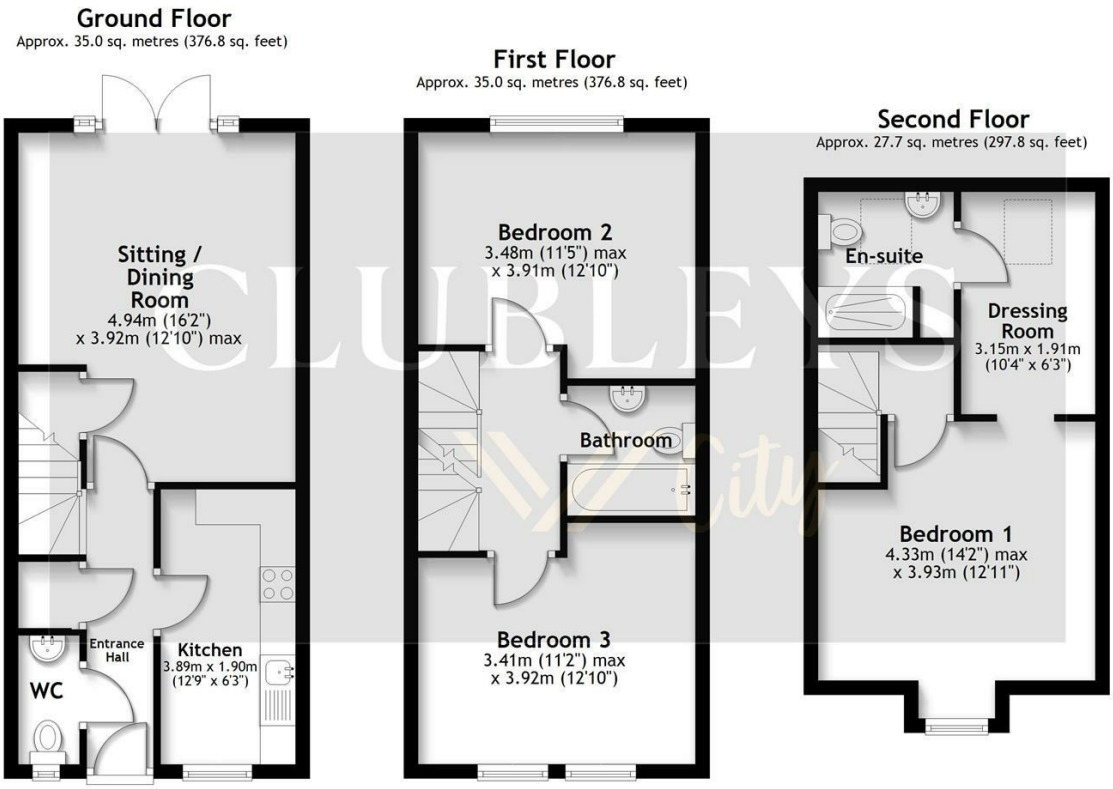
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Total area: approx. 97.7 sq. metres (1051.4 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

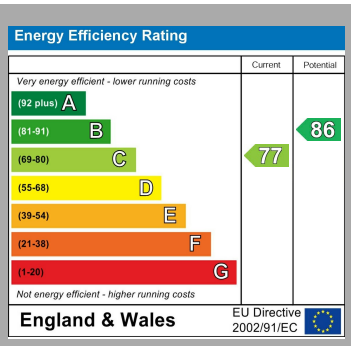
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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01904 202544
york@clubleys.com
clubleys.com/city



AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.