



**5 Byland Avenue
York
YO31 9AY**

Offers in Excess of £234,000

bettermove 

Byland Avenue York

Bettermove are proud to present this 3 bedroom mid-terrace house in York.

The property benefits from double glazing, solar panels, and gas central heating throughout, with off street parking available for two cars, via the driveway.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom, with a fully boarded loft room. Outside, the property boasts various outbuilding/sheds, ideal for additional storage, workshop, home office or summerhouse, alongside a private rear garden, perfect for enjoying the summer months.

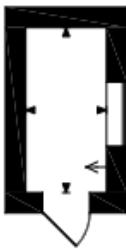
Located in the popular city of York, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from York Train Station, a variety of local bus routes, and quick access to the A1(M).

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

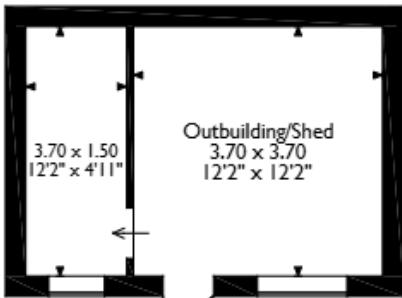


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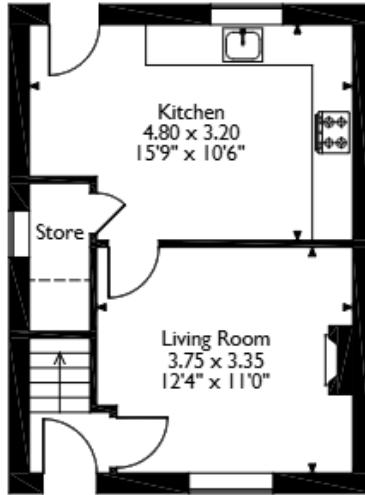
Byland Avenue, York
Approximate Gross Internal Area
Main House = 69 Sq M/742 Sq Ft
Outbuildings = 23 Sq M/247 Sq Ft
Total = 92 Sq M/989 Sq Ft



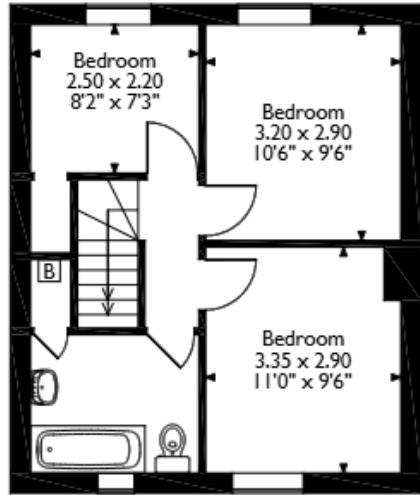
Shed
2.45 x 1.20
8'0" x 3'11"



Outbuilding
3.70 x 3.70
12'2" x 12'2"



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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