



**18 Lawson Avenue  
York, Yorkshire YO51 9UU**

**£950 Per month**

THREE BEDROOMED DETACHED HOUSE,  
MODERN DINING KITCHEN WITH GARDEN ROOM,  
SITTING ROOM, DOWNSTAIRS WC,  
THREE BEDROOMS (MASTER EN-SUITE)  
ENCLOSED REAR PATIO AREA, OPEN ASPECT TO THE FRONT,  
CUL-DE- SAC POSITION OVER LOOKING PLAYGROUNDS.  
GOOD LOCAL AMENITIES. HIGHLY SOUGHT AFTER LOCATION.  
SPACIOUS LIVING ACCOMMODATION. EPC D.  
AVAILABLE NOW

# 18 Lawson Avenue, York, Yorkshire YO51 9UU

## Summary

This property must be viewed! A well laid out and beautifully presented family accommodation with open aspect to the rear and in brief comprises: Entrance hall, wc, sitting room, dining kitchen, conservatory, master bedroom with ensuite modern shower room, two further bedrooms and refurbished family bathroom. Single detached garage and driveway to the side providing additional parking for a number of vehicles. Solid Oak doors and gas fired central heating system, Open lawn area to front and enclosed low maintenance garden to the rear. Gas fired central heating system and double glazing. Popular residential development with a play area at the head of this cul de sac position. NO ONWARD CHAIN. EPC D

## Location

Adjacent to the A1M Boroughbridge is Located within 30 minutes of the thriving Yorkshire centres of Leeds, York and Harrogate it is also a popular area for busy commuters . Boroughbridge is ideally located as a centre for many local and regional attractions many of which can be found within a few minutes of the town centre itself along with local shops schools and amenities.

## Hallway

Entrance door way , with stairs rising to the first floor, window to the side elevation, laminate wood effect floor and central heating radiator.

## Sitting room



With window to the front elevation under stairs cupboard and central heating radiator.

## Dining Kitchen

15'73 x 9'68 (4.57m x 2.74m)



A modern kitchen with a range of glossy base and wall units incorporating a dishwasher and washing machine, built in 5 ringed gas hob with electric oven, inset sink and drainer, breakfast bar and open aspect into the conservatory.

## Conservatory

15;74 x 9'35 (4.57m;22.56m x 2.74m)



With door to the rear leading onto the paved garden, windows to three sides and central heating radiator.

**WC**



With window to the front, low level WC, wall mounted wash basin and chrome heated ladder towel rail.

**Landing**

With window to the side elevation and access to the loft space.

**Masterbedroom**

12'060 x 9'08 (3.66m x 2.95m)



With window to the front elevation a range of fitted wardrobes with over head cupboards and central heating radiator.

**Ensuite shower room**



Stunning modern shower room with walk in double shower, vanity wash basin and low level wc, tiled walls and flooring .

**Bedroom 2**

9'35 x 8'53 (2.74m x 2.44m)

With window to the rear elevation and central heating radiator.

**Bedroom 3**

8'09 x 6'08 (2.67m x 2.03m)

With window to the rear elevation and central heating radiator.

**Bathroom**



Modern bathroom with window to the side elevation, shower bath, over head shower with glazed screen, vanity wash basin in a high gloss finish, low level wc and wall mounted Chrome heated towel rail with complementary tiled walls and flooring.

**Gardens**

To the rear an enclosed low maintenance garden paved with side access door to the garage . To the front open aspect laid to lawn with pathway to the front door.

**Parking and Garage**

Single detached garage with up and over door, power with in. Tarmac driveway providing additional off street parking.

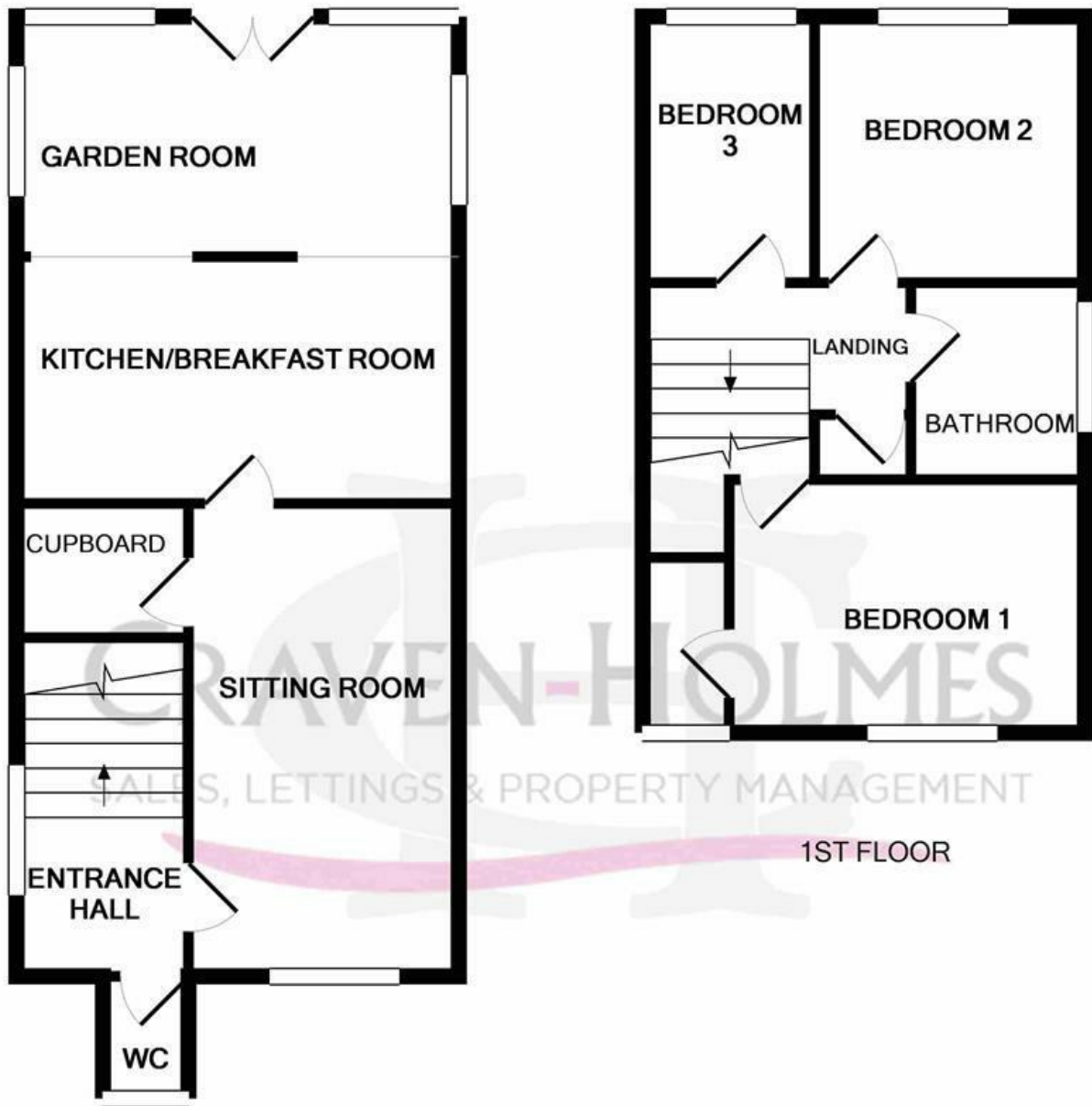
**View to the front**

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Community playground





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(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		68	70
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		64	64
EU Directive 2002/91/EC			