



64 York Avenue

Finchfield | WV3 9BU | Offers In The Region Of £450,000

ROYSTON
& LUND

- Traditional Style Detached Family Home
- Two Reception Rooms
- Larger Than Average Rear Garden
- Amenities Nearby
- Freehold - EPC Rating F
- Four Generously-Sized Bedrooms
- Modern Kitchen With Integrated Appliances
- Driveway Leading To A Integral Garage
- Downstairs WC - Bathroom - First Floor WC - Shower Room
- Council Tax Band F





Royston & Lund are pleased to present this well-presented traditional style detached family home situated in the sought after location of Finchfield. Finchfield boasts a variety of local shops, cafes, and essential services, contributing to a vibrant community atmosphere. Educational facilities are well-regarded, with several primary and secondary schools serving the area.

Upon entering the property through the convenient porch you are greeted by the welcoming entrance hall which provides access to the property on both floors as well as benefitting from a useful understairs storage cupboard. There are two reception rooms; the dining room and the lounge. The dining room benefits from a front facing bay window which provides the room with an abundance of natural light whilst the lounge comprises of a door to the garden. The modern kitchen features a range of fully fitted units, integrated appliances and a separate pantry with fitted shelving. The lobby provides access a ground floor WC, lean-to and a utility space with an area for freestanding white goods.

To the first floor there are four well-proportioned bedrooms. The bedrooms are complemented by bathroom which consists of a bath and a wash basin. There is a separate WC and a shower room. The two bedrooms to the rear provide stunning views as it overlooks the amazing garden.

Outside, to the front there is a driveway for two vehicles leading to an integral garage. To the rear there is a larger than average tiered rear garden which benefits from a patio space for garden furniture, well-maintained lawn, fruit tree and other various plants/shrubs and shed with electrical power. Lastly, there is the advantage of an outdoor store which goes underneath the property.





EPC

Energy Efficiency Rating

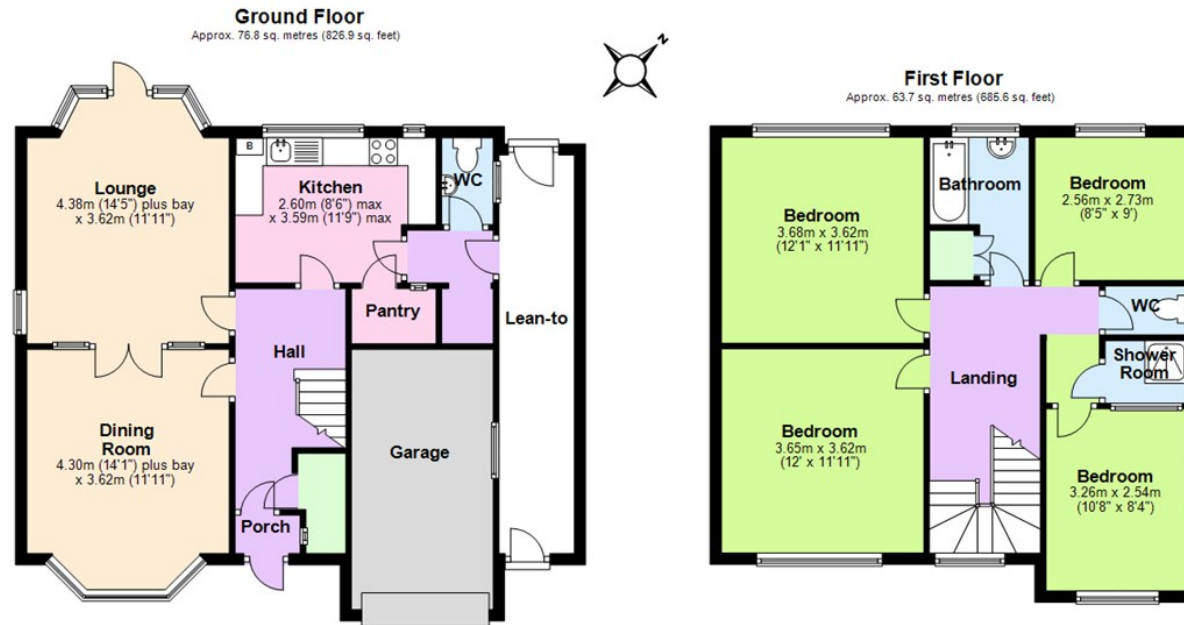
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales EU Directive 2002/91/EC



Ground Floor
Approx. 76.8 sq. metres (826.9 sq. feet)

First Floor
Approx. 63.7 sq. metres (685.6 sq. feet)

Total area: approx. 140.5 sq. metres (1512.5 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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