



Fifth Avenue, York, YO31 0XA

- Beautifully Presented
- Ensuite
- Close To City Centre
- Open Plan Living Kitchen Diner
- Garage
- Council Tax Band C

£480,000



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DESCRIPTION

A beautifully presented, extended, four-bedroom home in a popular residential location less than half a mile walk from York's historic city walls.

Upon entering the property there is an entrance hall with ground floor W.C and stairs to the first floor.

To the rear there is a fabulous open plan living kitchen diner with bi fold doors out to the rear garden. The kitchen has a range of base and wall units with integrated appliances and a central island with further cupboard space. The living space has an attractive log burner creating a focal point. The ground floor is completed by a further reception room with large bay window filling the space with natural light.

To the first floor there are three bedrooms and the family bathroom with sink, W.C and bath with shower over. The second floor has been converted to make a stunning main bedroom with floor to ceiling windows and Juliette balcony as well as ensuite comprising W.C, twin sinks and roll top bath.

Externally there is a paved driveway providing off street parking for multiple vehicles, gated access to the side of the property leads to the detached garage and enclosed rear garden which is mainly laid to lawn with decked seating area.







Total floor area 145.0 sq.m. (1,560 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

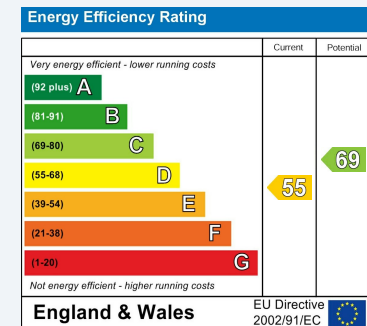
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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