



Elmfield Avenue, York Offers Over £375,000

Nestled in the popular Elmfield Avenue, this semi-detached house offers a delightful blend of comfort and size. Boasting two reception rooms, three bedrooms, office, and two bathrooms, the property provides ample space for a growing family or those who love to entertain, whilst providing further potential to extend.



One of the standout features of this home is its picturesque backdrop overlooking the fairways of the esteemed Heworth Golf Club. Offering serene views of lush greenery the property presents an especially rare opportunity in such a convenient urban location.



The ground floor comprises an entrance hall, a bay-fronted dining room, sitting room, ground floor WC/shower room, an office, and an extended L-shaped kitchen equipped with fitted base and wall units, a gas cooker hob, plumbing for a washing machine and dryer, and a built-in electric fan oven.

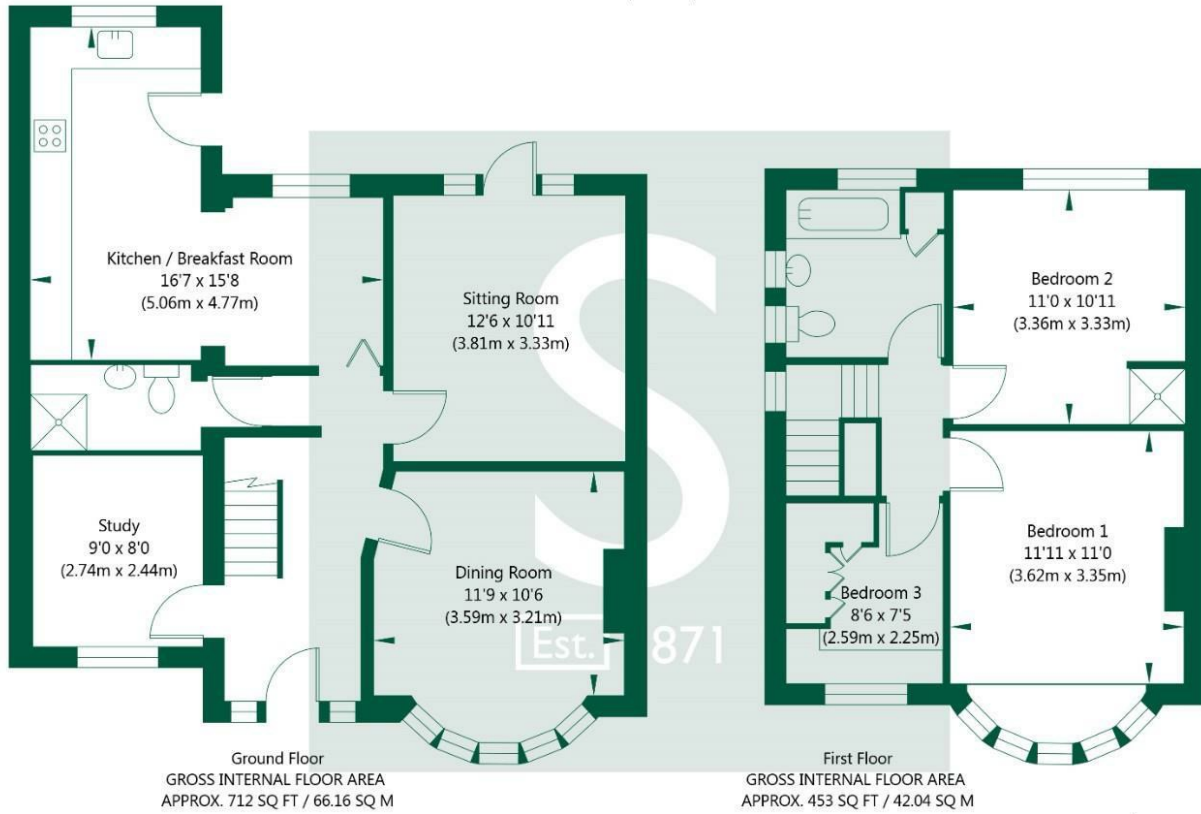
To the first floor, there are three bedrooms, one having a shower cubicle, whilst the third bedroom is currently used as a dressing room and benefits from having fitted wardrobes. Also to the first floor is a well presented house bathroom.



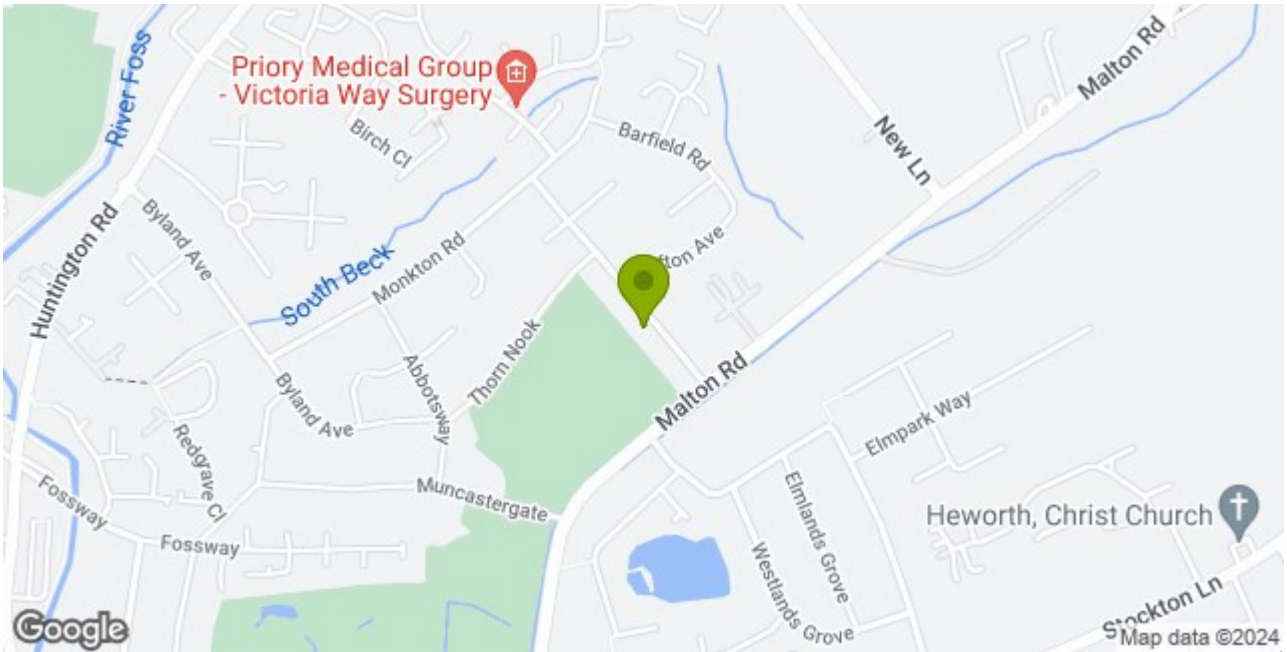
Externally a driveway provides off street parking along with a gravelled front garden and surrounding hedge. The rear garden is mainly laid to lawn and offers beautiful open views of the neighboring Heworth Golf Club course.



Elmfield Avenue, York, YO31 9LX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1165 SQ FT / 108.2 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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