



Rydal Avenue, York £295,000

A beautifully presented traditional 1930s home, offering spacious and bright living areas, generously sized bedrooms and a substantial rear garden. This property is perfect for professional couples and those starting a family.



The property is entered through a brand new front door with beautiful stained glass feature, into the spacious entrance hall, which offers a good-sized under-the-stairs storage cupboard.



An exposed brick pillar turns into the property's living space, boasting a stunning bow bay window with stained glass, herringbone flooring, coving and picture rails. The living area is a large space, perfect for relaxing and enjoys a dining area with double doors leading out to the rear garden.

To the rear elevation of the home is the kitchen, which comprises a range of fitted 'Shaker-style' wall and base units with Butcher block worktop and tiled splashback. Useful integrated appliances include an oven, gas hob with extractor hood over, sunken Belfast sink with mixer tap over and integrated dishwasher. There is also space and plumbing for further appliances, such as washing machine and fridge/freezer.

Elevating the wooden stairs with stylish carpet runner, there is a large landing with storage cupboard, housing the home's newly installed combi boiler. To the first floor, there are two double bedrooms and a family bathroom.

The master bedroom, found to the front elevation of the property, offers a very spacious double bedroom, with a bay window allowing for an abundance of natural light flow. Our vendors have added a fabulous window seat within the bay, which provides additional storage and a lovely homey feature.



The second bedroom also provides a large double room, which is currently used as a nursery. A large window overlooks the impressive rear garden.

Completing the internal accommodation is the house bathroom, comprising a three-piece suite of a panel bath with shower over, low flush WC and pedestal hand wash basin.

Externally, the property has a lawned front accessed through a wrought iron gate with stone-flagged path to the front door. A gate to the side offers access in to the substantial rear garden, which is mainly laid to lawn, with surrounding mature shrubs and plants, aswell as a decked seating area, perfect for al fresco dining. The rear garden also benefits from having an outdoor tap, shed and coal shed.

The home comes with superb opportunity to extend through a loft conversion and rear extension within permitted development. Already providing a lovely and bright home, there is wonderful potential to add additional accommodation, perfect for growing families.



Situated in a popular area, only a thirty minute stroll into York Centre and with a regular bus route alternative, the property is well-located on a quite residential street. With a sports centre, schools, shops and other amenities nearby, this lovely home is sure to be popular amongst a range of prospective buyers. Early viewing is highly recommended.

Tenure: Freehold

Services: All mains services connected

EPC Rating: D

Council Tax: B - City of York

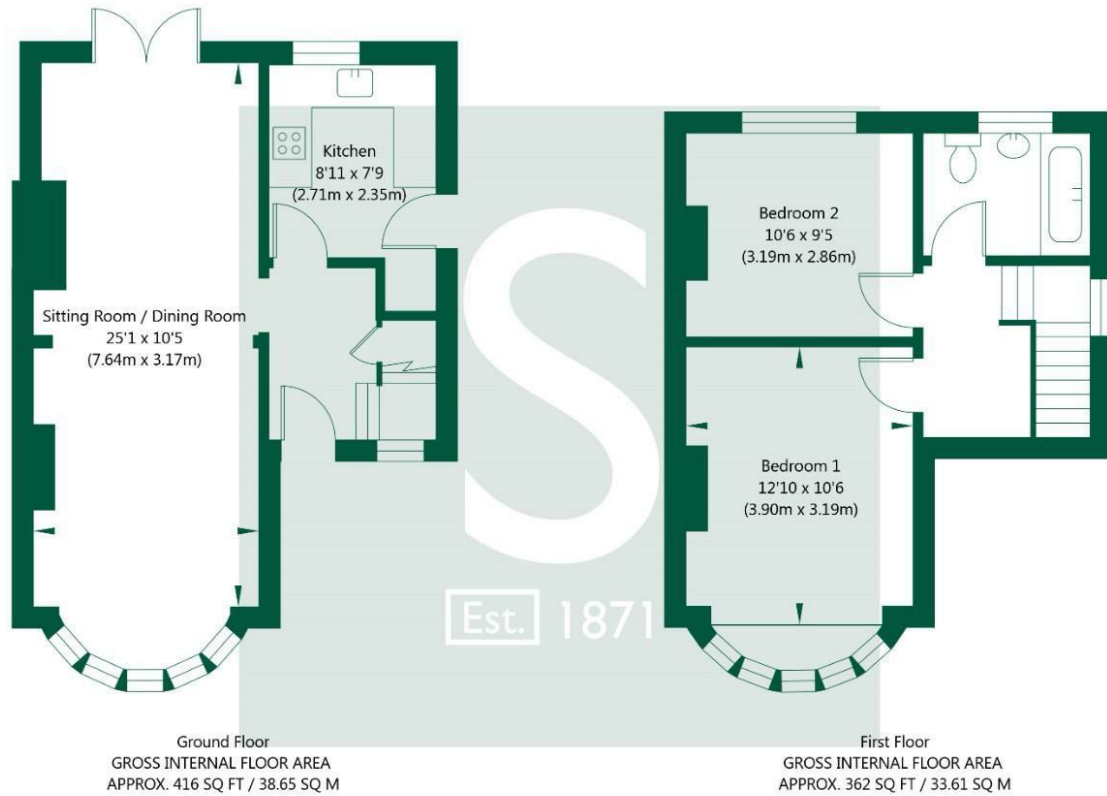
Viewings: Strictly via the selling agent 01904 625533

Agents Note

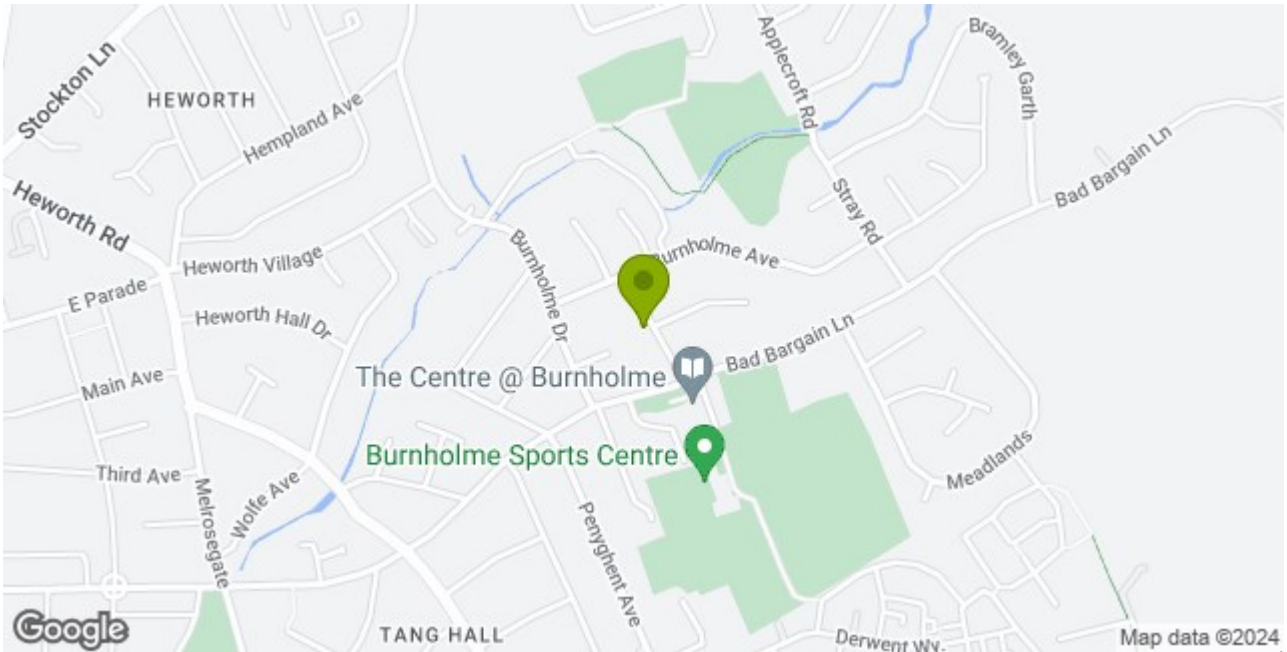
The vendors have successfully gained planning permission for a rear two-storey extension: further information can be found through the York Planning Portal, reference 24/00281/FUL



Rydal Avenue, Burnholme, York, YO31 0LS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 778 SQ FT / 72.26 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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