

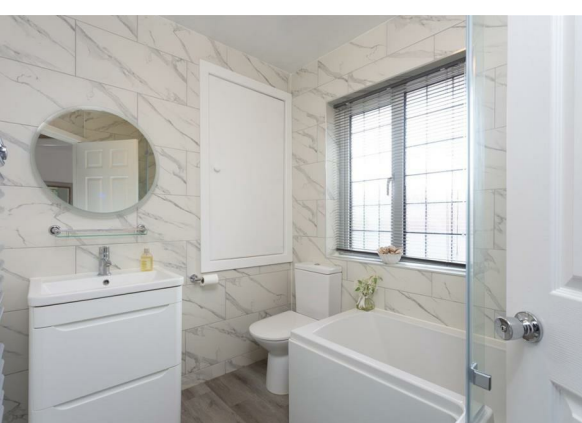
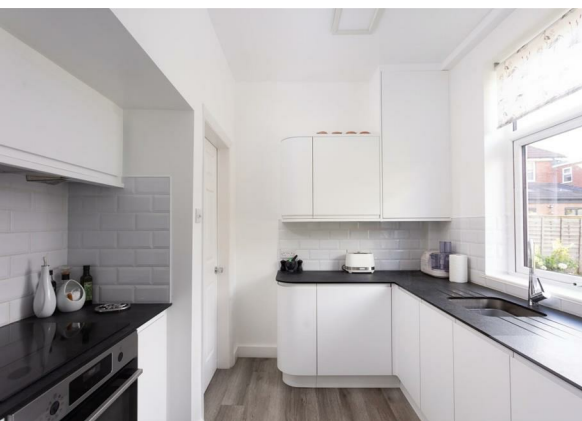


## Irwin Avenue, York £415,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A traditional 4 bedroom semi-detached house offering well presented and significantly upgraded family living accommodation, benefitting from an integral single garage, generous lawned rear gardens, and set within 20 minutes walking distance of the City Centre.





## Accommodation

This property represents an ideal family opportunity being situated within close proximity of York city centre and offering quick and easy access to the A64 York to Leeds Road.

The property is being offered for sale with both vacant possession and no onward chain, and an early inspection is strongly recommended.

Internally, the property is entered at the front into a spacious reception hall having a double glazed front door and staircase leading to the first floor accommodation. The hall also includes twin radiators and a built-in understairs storage cupboard.

There is a through lounge having a bay window to the front elevation with uPVC framed double glazed casements. The lounge includes a fitted gas fire set on a marble hearth in addition to a television aerial point, 3 separate radiators and a bay window to the rear.

The kitchen is located at the rear of the house and currently has a modern range of built-in base units to 3 sides with fitted worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included with in the sale, is a built-in Zanussi electric over with 4 point electric hob unit and extractor fan. There is an integrated fridge unit and integral garage access.

The first floor landing has a loft hatch and services all the first floor accommodation. Bedroom 1 is a spacious double room located at the rear with bedroom 2 located at the front, being a further double room. Bedroom 3 is positioned over the garage and includes twin double glazed Velux roof lights and recessed eaves storage accommodation.

Bedroom 4 is a single bedroom or could be used as a study and all the bedrooms have radiators.

Finally, there is a refitted house bathroom having a contemporary suite comprising of a low flush w/c, wash hand basin and inset panelled bath with handheld and waterfall shower attachments and full height tiled splashbacks. There is a built-in over stairs linen cupboard and heated chrome towel rail.

## To The Outside

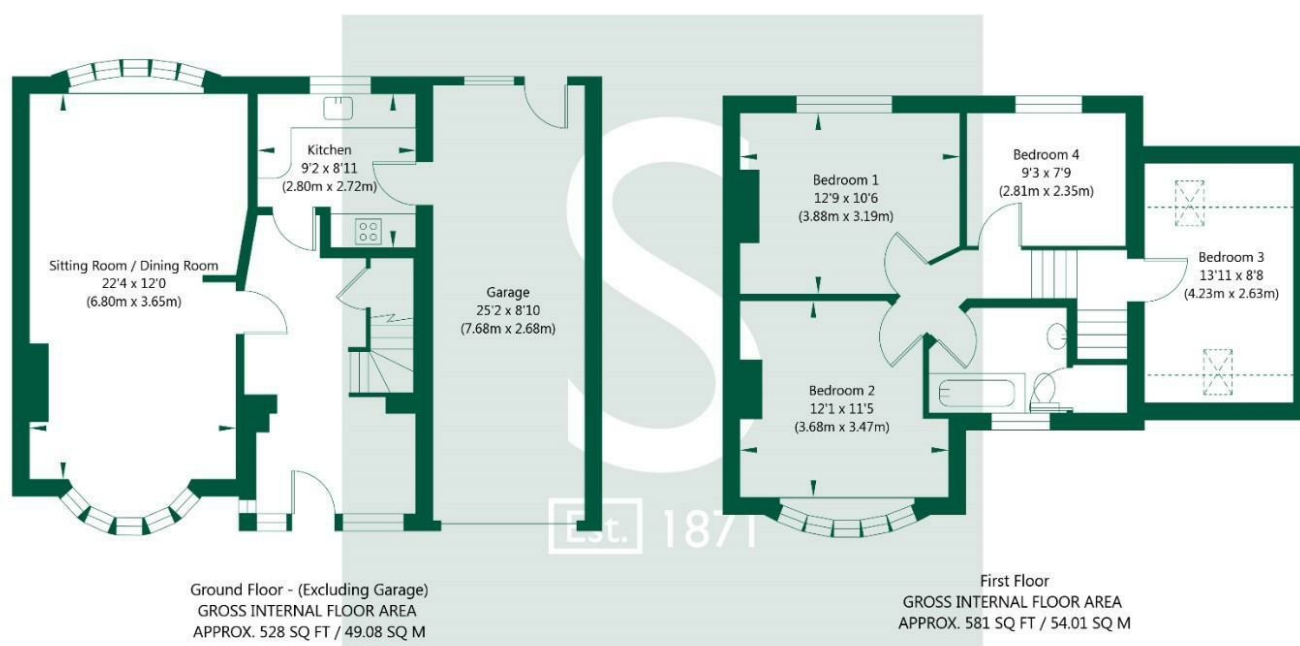
The property is accessed directly off Irwin Avenue onto a concrete front driveway which provides off street parking for 1 motor vehicle which in turn gives access to the integral single garage which has an up and over garage door and is equipped with electric light and power. The garage also houses the gas fired central heating boiler.

Directly to the front of the property is a flagged patio and hardstanding in addition to a shaped lawn with surrounding herbaceous borders.

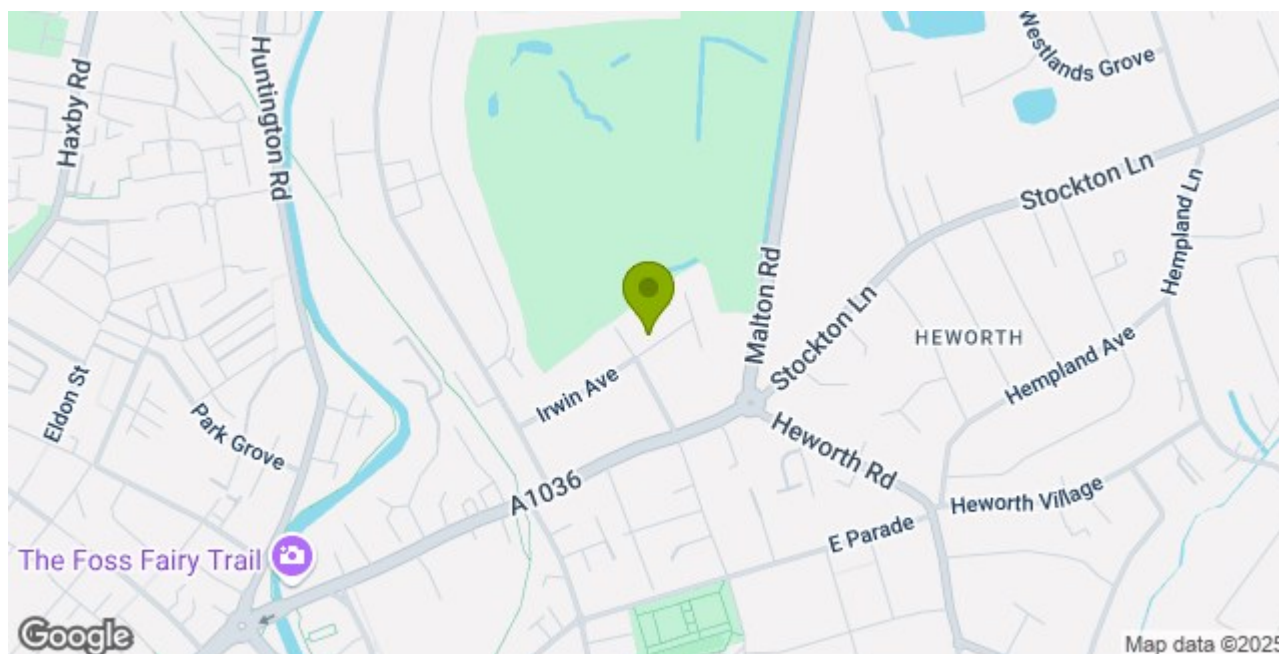
Directly to the rear of the property is a flagged patio and pathway which steps down onto a triangular lawn and beyond with surrounding raised herbaceous borders.

The property's rear garden is fully enclosed to all sides by fenced boundaries and there is secondary rear garage access. An outside water tap is located off the rear elevation.

# Irwin Avenue, York, YO31 7TU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1109 SQ FT / 103.09 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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