



Fylingdale Avenue, York
£350,000

An immaculately presented and extended modern townhouse in a desirable development.



This beautifully appointed modern townhouse is nestled within a sought-after development by the renowned housebuilder, Persimmon Homes. The property offers generously proportioned and meticulously maintained accommodation, ideally suited to discerning young professionals, mature couples, and families seeking convenient access to York City Centre, York Outer Ring Road, and the A19.

Upon entering, a welcoming entrance hall provides access to the elegant sitting room and a well-appointed downstairs cloakroom, with a staircase to the first-floor accommodation.



The sitting room is both light-filled and spacious, with a contemporary wall-mounted fireplace creating a striking focal point. A door leads through to the open-plan dining kitchen, seamlessly connecting the ground floor accommodation.

The kitchen features an extensive range of high-quality wall and base units with complementary work surfaces. Premium Bosch appliances include induction hob with extractor hood, Bosch oven, and a built-in dishwasher washing machine. The dining area offers a delightful informal dining space, with French doors opening into the conservatory. A useful under-stairs storage cupboard completes the ground floor.



To the rear, the property has been thoughtfully extended to include a charming garden room constructed from uPVC and brick. This delightful space overlooks the landscaped rear garden and enjoys direct access via a uPVC door to a pleasant, paved patio, perfect for alfresco dining and entertaining.

The first floor comprises three well-proportioned bedrooms, each offering ample space and natural light. These rooms are served by a stylish and contemporary family bathroom, complete with a panelled bath, low flush W/C and a pedestal wash basin.

Externally, the front garden has been landscaped for ease of maintenance, featuring decorative gravel and a paved pathway leading to the entrance.



To the rear, the private garden is predominantly laid to lawn with mature, well-established borders and surrounding fencing. A paved patio area adjoins the garden room, complemented by an outdoor water tap and security lighting. A rear pathway leads to the boundary and onward to a timber personnel door, which opens into a brick-built garage. The garage benefits from power and lighting, an up-and-over door, and additional space for appliances such as a tumble dryer and freezer. An allocated parking space is located directly in front of the garage.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1800* Mbps download speed

EPC Rating: C

Council Tax: C - City of York

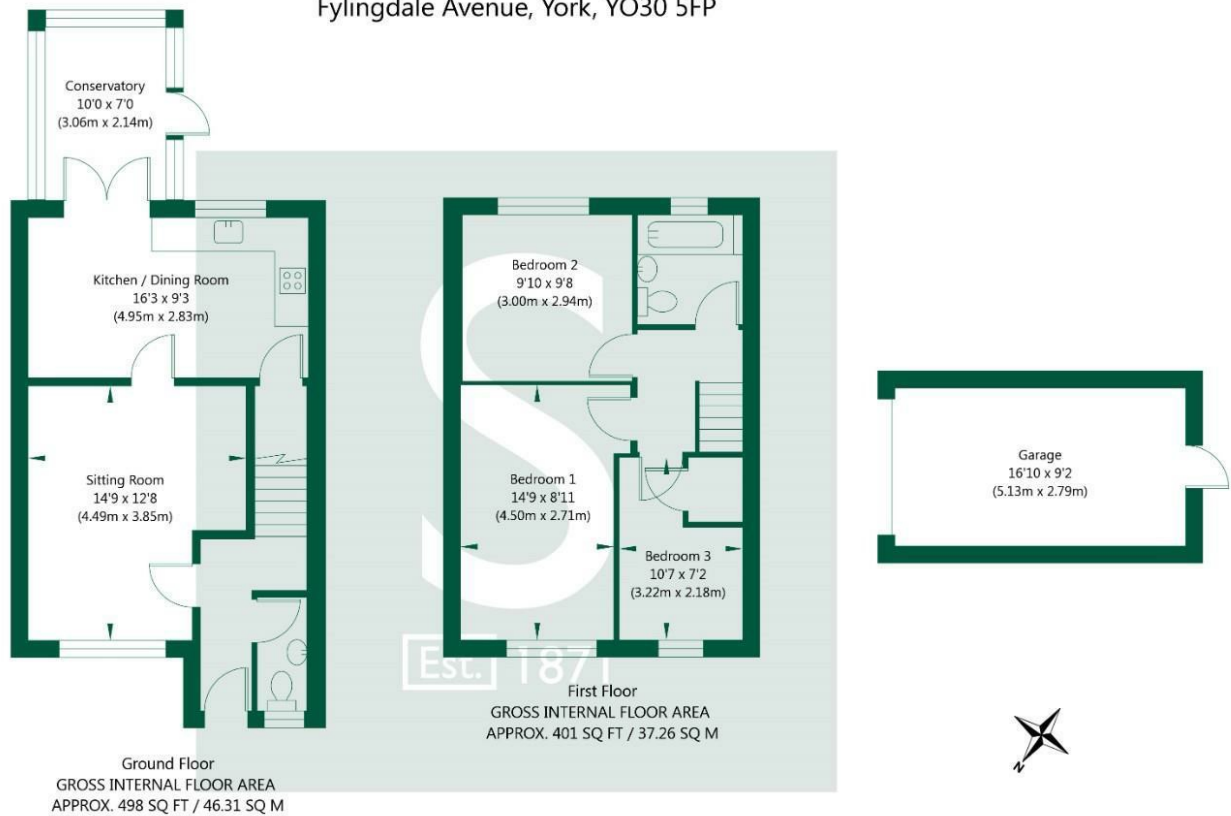
Current Planning Permission: No current valid planning permissions



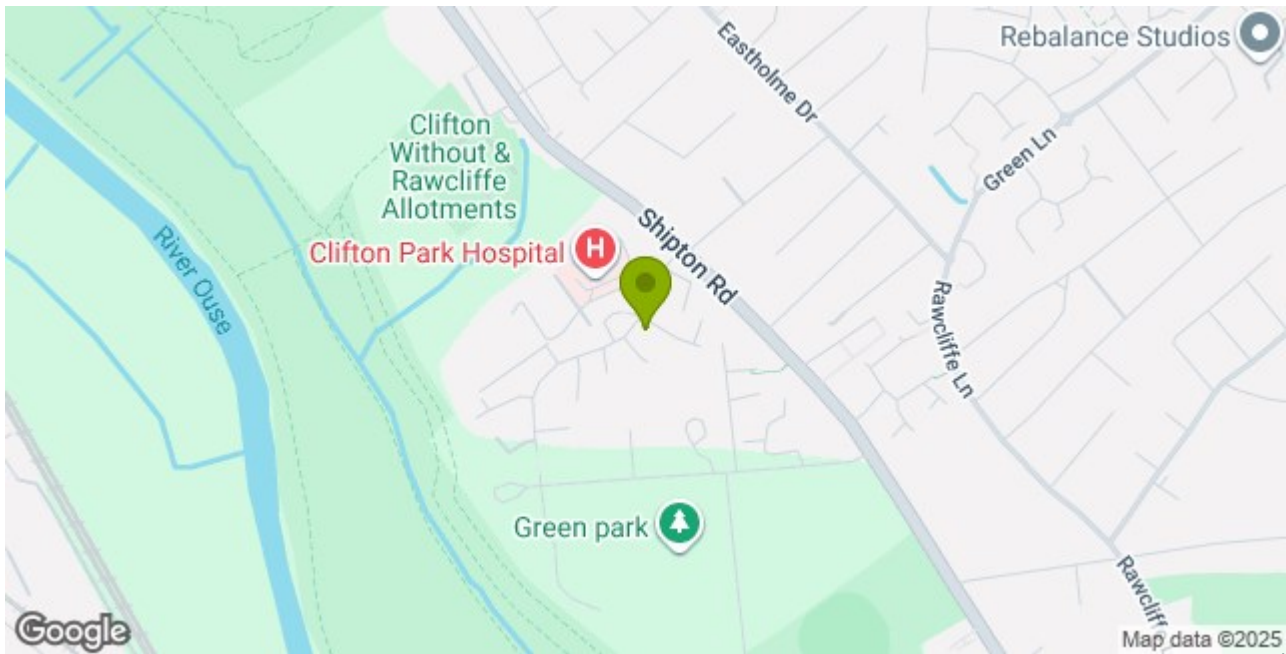
Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Fylingdale Avenue, York, YO30 5FP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 899 SQ FT / 83.57 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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