Stephensons









Sefton Avenue, York £280,000

A beautifully renovated semi-detached home, offered to the market with no onward chain.

stephensons4property.co.uk Est. 1871











This stunning, fully refurbished three-bedroom semi-detached property offers excellent access to York City Centre and the A64, while being just moments from the vibrant Vanguard and Monks Cross Shopping Centres, with their fantastic selection of shops, restaurants, and leisure facilities.

The welcoming entrance hall, with stairs leading to the first floor, opens into a bright and spacious lounge featuring a charming bay window. To the rear, a stylish newly fitted contemporary kitchen-diner enjoys views over the garden and provides access to the integral garage.

Upstairs, the property offers three well-proportioned bedrooms, a modern three-piece bathroom, and a separate WC.

Externally, there is a driveway providing off-street parking, a pleasant front garden, and a generous rear garden. A detached garage offers additional storage space and potential for conversion into a home office or studio.

Agents Note - Furniture within photographs have been CGI enhanced for marketing purposes.

Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are

understood to be connected

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: 69 (C)

Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions

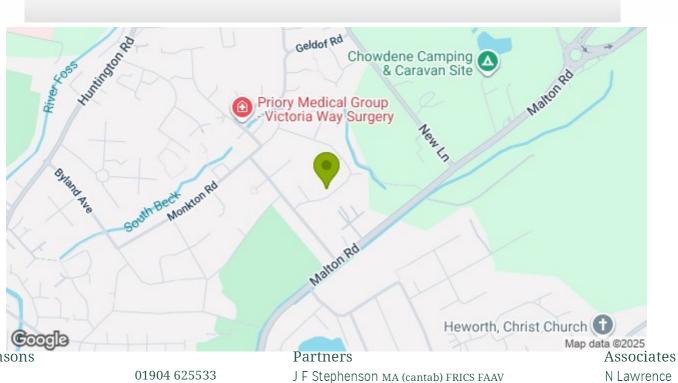
Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

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

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Total floor area 110.7 m² (1,192 sq.ft.) approx



Stephensons York 01904 625533 J F Stephenson MA (cantab) FRICS FAAV I E Reynolds BSc (Est Man) FRICS Knaresborough 01423 867700 R E F Stephenson BSc (Est Man) MRICS FAAV 01757 706707 Selby N J C Kay BA (Hons) pg dip MRICS 01423 324324 Boroughbridge O J Newby MNAEA Easingwold 01347 821145 J E Reynolds BA (Hons) MRICS York Auction Centre 01904 489731 R L Cordingley BSc FRICS FAAV 01904 809900 Haxby J C Drewniak BA (Hons)

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