



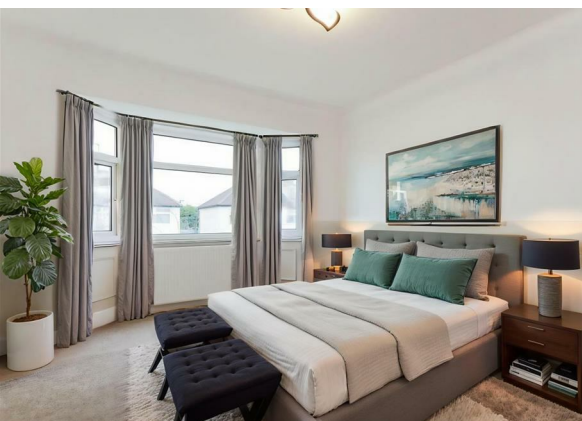
Sefton Avenue, York
£280,000

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



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 - Stephenson's Estate Agents - 01904 625533

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





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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approx they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upo by www.focallagent.com



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