



11 Eva Avenue  
York YO30 5TY



# 11 Eva Avenue York YO30 5TY

£350,000

A delightful detached dormer bungalow sat within a cul-de-sac position. This property has ample space for comfortable living. On entering the property you will find a spacious kitchen/diner, with bi-fold doors leading to the conservatory and garden. With one reception room, three bedrooms, and two bathrooms there is plenty of space throughout. One of the highlights of this property is the good sized rear garden, a haven for those with green fingers!

The bungalow offers easy access links to York and beyond, making commuting a breeze. For those who prefer public transport, bus routes are conveniently close by. There is of course the driveway and garage providing off street parking.

EPC Rating D  
Council Tax Band C

**Entrance lobby**  
UPVC entrance lobby leading into the hall. Tiled floor.

**Entrance Hallway**  
With doors leading to lounge, bedroom and dining kitchen. Radiator. Stairs to first floor.

**Lounge**  
13'5 x 10'10 (4.09m x 3.30m)  
With a large UPVC bay window. Fireplace with log burning fire. Radiator.

**Kitchen/Diner**  
27'2 x 8'11 (8.28m x 2.72m)  
Fitted with modern high and low level kitchen units replaced with the last 4 years and co-ordinating work surfaces. UPVC window. UPVC opaque window. Gas cooker spur. Space for large fridge freezer. Integrated double oven. Electric hob with extractor hood over. Integrated dishwasher. Door into the garage. Ample space for dining table and chairs. UPVC bi-fold door into the conservatory.

**Conservatory**  
10'2 x 8'2 (3.10m x 2.49m)  
With UPVC windows and double doors to the garden.

**Stairs to first floor**  
With doors to the two further bedrooms and the additional shower room.







**Bedroom One (Ground floor)**

13'5 into bay x 9'6 (4.09m into bay x 2.90m )  
With large UPVC bay window. Radiator. Door to en-suite.

**En-suite**

10'9" x 2'10" (3.29 x 0.87)  
Fitted with a three piece suite comprising shower cubicle, wash hand basin and low-level WC. Heated towel rail. Extractor fan.

**Bedroom Two**

13'5 x 9'10 (4.09m x 3.00m)  
With UPVC window. Radiator.

**Bedroom Three**

13'5 x 11'2 (4.09m x 3.40m)  
With UPVC window. Storage cupboards and further cupboard housing the boiler.

**Shower Room**

5'6 x 4'4 (1.68m x 1.32m)  
Fitted with a modern three piece suite comprising shower cubicle, low-level WC and matching sink, UPVC opaque glazed window. Extractor fan. Heated towel rail.

**Garage**

20'0" x 8'10 (6.10m x 2.69m)  
With up and over door. Light and power laid on. Door to the rear offers access into the garden.

**Outside**

To the front of the property is a gravelled garden for ease and walled front. The driveway offers off street parking which leads to the garage. There is also side access to the rear garden.

To the rear there is a cherished garden well stocked with plenty of the plants and shrubs. With a handy shed for storage and a greenhouse. The paved patio area is the perfect spot to sit back and admire!

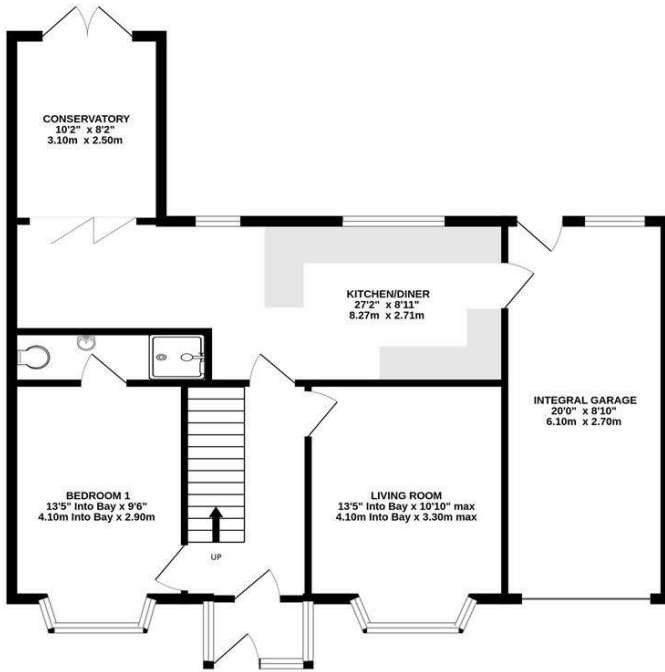
**Material Information**

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

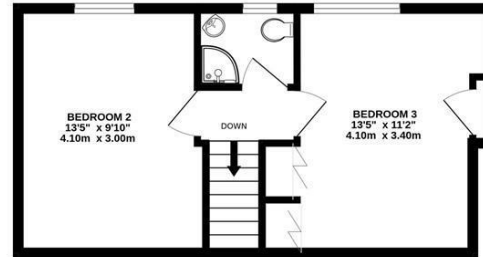
Council Tax Band of the property is C. The Local Authority is the City of York Council  
The property Electricity Supplier is Northern Power Grid. The solar panels on the roof are XXX  
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.  
The property has a combi boiler which supplies the heating and hot water.  
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.

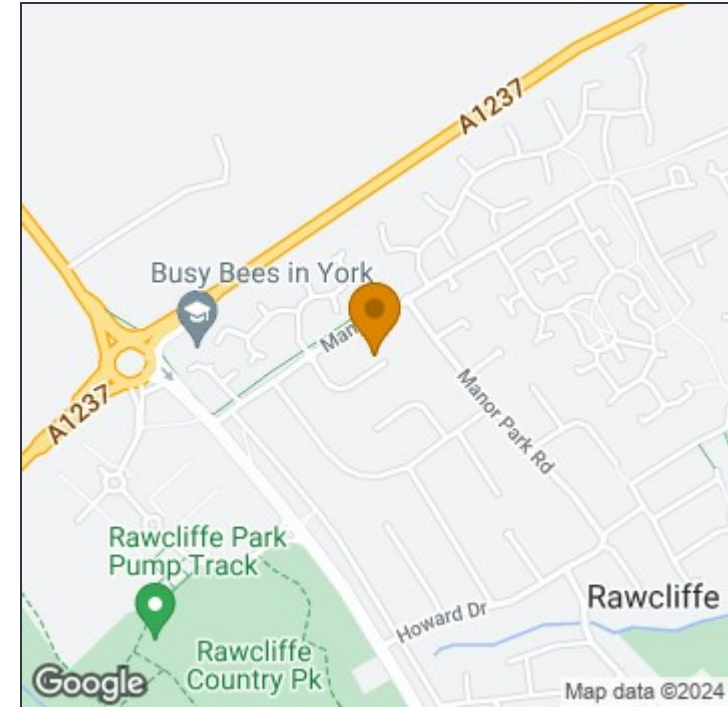


1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com