

16, Penyghent Avenue,  
York, YO31 0QJ  
Offers Over £425,000





## ABOUT THE PROPERTY

---

Welcome to this charming semi-detached house, located on Penyghent Avenue.

The property boasts a spacious layout with a fabulous open plan living kitchen diner, perfect for entertaining guests or relaxing with your family. Furthermore there is a formal sitting room with bay window utility, study and store. To the first floor lies three bedrooms, the master having benefit of an en suite shower room. The property features a well-maintained bathroom, ensuring convenience for all residents. To the second floor, the loft space has been converted to create a further bedroom.

Externally, the property offers off road parking to the front. The rear garden is fully enclosed with a paved patio seating area immediately beyond the house and a lawned garden with mature planting.

The property offers great access into the City and to the A64, is walking distance to both Universities and within the catchment for Hempland Primary School and Archbishop Holgate.

Viewing Highly Recommended.









## THE ACCOMMODATION COMPRISES OF:

### ENTRANCE HALL

1.96m x 4.73m (6'5" x 15'6" )

Entered via front entrance door with opaque double glazed windows to either side.

Radiator, coving to ceiling, laminate wood flooring, under stairs cupboard and stairs leading to the first floor.

### SITTING ROOM

2.98m x 3.38m plus bay (9'9" x 11'1" plus bay )

Fireplace with brick surround, bay double glazed window, radiator, laminate wood flooring and coving to ceiling.

### DINING KITCHEN

6.77m max x 5.12m max (22'2" max x 16'9" max )

Double glazed window to the rear elevation, two Velux windows and double doors to the rear elevation.

Fitted with a matching arrangement of floor and wall cupboards, working surfaces, one and a half stainless steel sink unit, integrated dishwasher, space for fridge/freezer, space for oven, extractor fan, radiator, tiled flooring and further radiator.

### UTILITY

1.66m x 3.54m (5'5" x 11'7" )

Laminate wood flooring, walk in storage cupboard, space for washing machine and dryer.

### STUDY

1.83m x 2.93m (6'0" x 9'7" )

Double glazed window to the rear elevation and personal door to the rear elevation.

Radiator.

### FIRST FLOOR ACCOMMODATION

Two storage cupboards.

Stairs to second floor accommodation.

### BEDROOM ONE

3.53m x 3.64m (11'6" x 11'11" )

Bay double glazed window to the front elevation, coving to ceiling, wood flooring and radiator.

### ENSUITE SHOWER ROOM

1.83m x 1.65m (6'0" x 5'4" )

Fitted suite comprising corner shower cubicle, low flush WC and hand basin.

Opaque double glazed window to the front elevation, recess lighting, extractor fan and radiator.

### BEDROOM TWO

2.51m x 3.11m (8'2" x 10'2" )

Fitted storage cupboard, coving to ceiling and double glazed window to the rear elevation.

### BEDROOM THREE

4.28m x 2.41m (14'0" x 7'10" )

Two double glazed window to the rear elevation, coving to ceiling and radiator.

### FAMILY BATHROOM

1.82m x 2.95m (5'11" x 9'8" )

Fitted suite comprising bath with mixer tap and shower over, side screen, low flush WC and hand basin.

Recess lighting, part tiled walls, extractor fan, chrome ladder style radiator, further radiator and opaque double glazed window to the front elevation.

### SECOND FLOOR ACCOMMODATION

### BEDROOM FOUR

4.21m x 3.75m (13'9" x 12'3" )

Double glazed window to the rear elevation and Velux window to the front elevation.

Radiator and wooden flooring.

### STORE

Double doors to the front elevation.

### OUTSIDE

### ADDITIONAL INFORMATION

### SERVICES

Gas fired central heating, Water, Electricity & Drainage. Telephone connection subject to renewal by British Telecom.

### APLIANCES

None of the above appliances have been tested by the Agent.

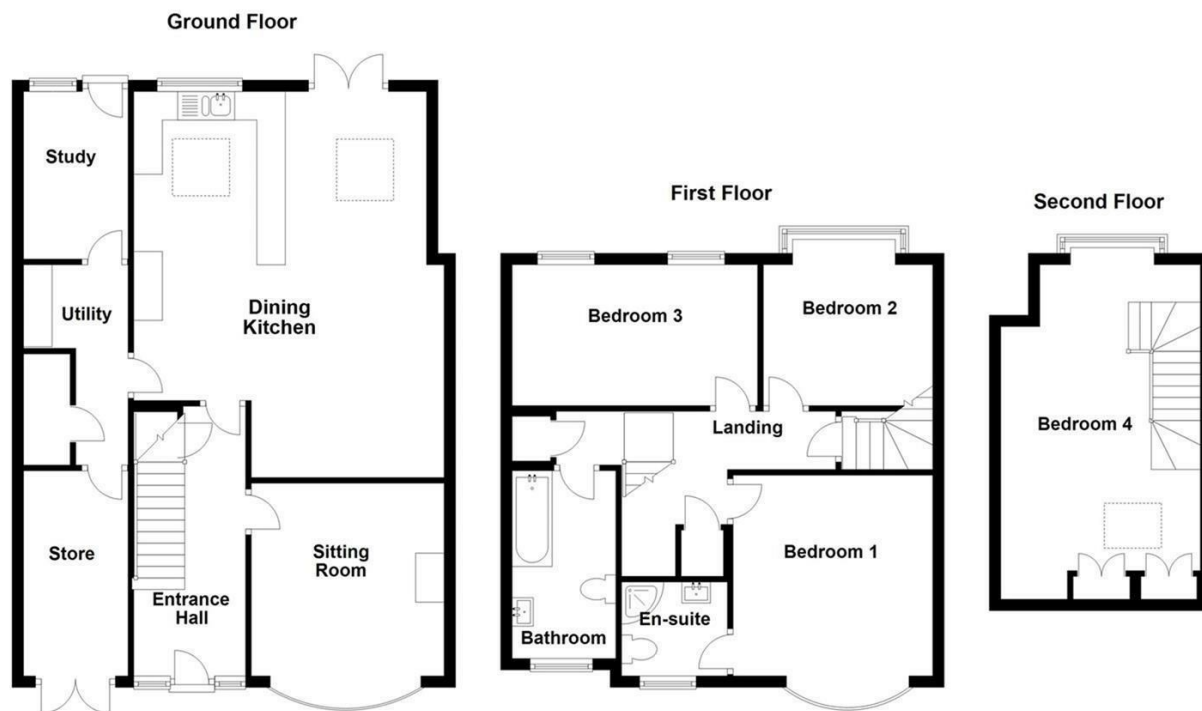
### COUNCIL TAX BAND

City of York Council - Council Tax Band C.









Total area (approx.) 1506 sq. ft

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

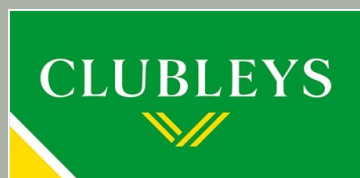
**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



8 The Square, Stamford Bridge, York,  
YO41 1AF  
01759 373709  
sb@clubleys.com  
www.clubleys.com

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 63                      | 76        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.