



16 Eva Avenue
York, YO30 5TY

Guide Price £425,000

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A fabulous extended three double bedroom dormer bungalow located on this quiet residential street within the popular area of Rawcliffe close to Clifton Moor retail park as well as being 5 minutes from York's park and ride and nearby parks. Upgraded to a very high standard throughout and benefitting from bi-fold doors, underfloor heating and two separate bathrooms. Internally the property comprises entrance hallway, lounge with bay window and feature burner, 23ft dining/kitchen, rear hallway/reading area, two ground floor double bedrooms, three piece shower suite and 18ft first floor bedroom with fitted storage and three piece en-suite bathroom. To the outside is a front gravelled driveway providing off street parking and potential for electric car charging whilst to the rear is a south facing paved rear courtyard with lawn, timber fence and attached single garage. An internal viewing is highly recommended.

Entrance Hallway

Composite entrance door, luxury vinyl wood flooring, underfloor heating

Lounge

Feature log burner with surround, uPVC bay window to front, luxury vinyl wood flooring, TV and power points

Kitchen Area

Fitted wall and base units with counter top, five ring gas hob, one and half sink and draining board with mixer tap, tiled flooring, underfloor heating, power points

Dining Area

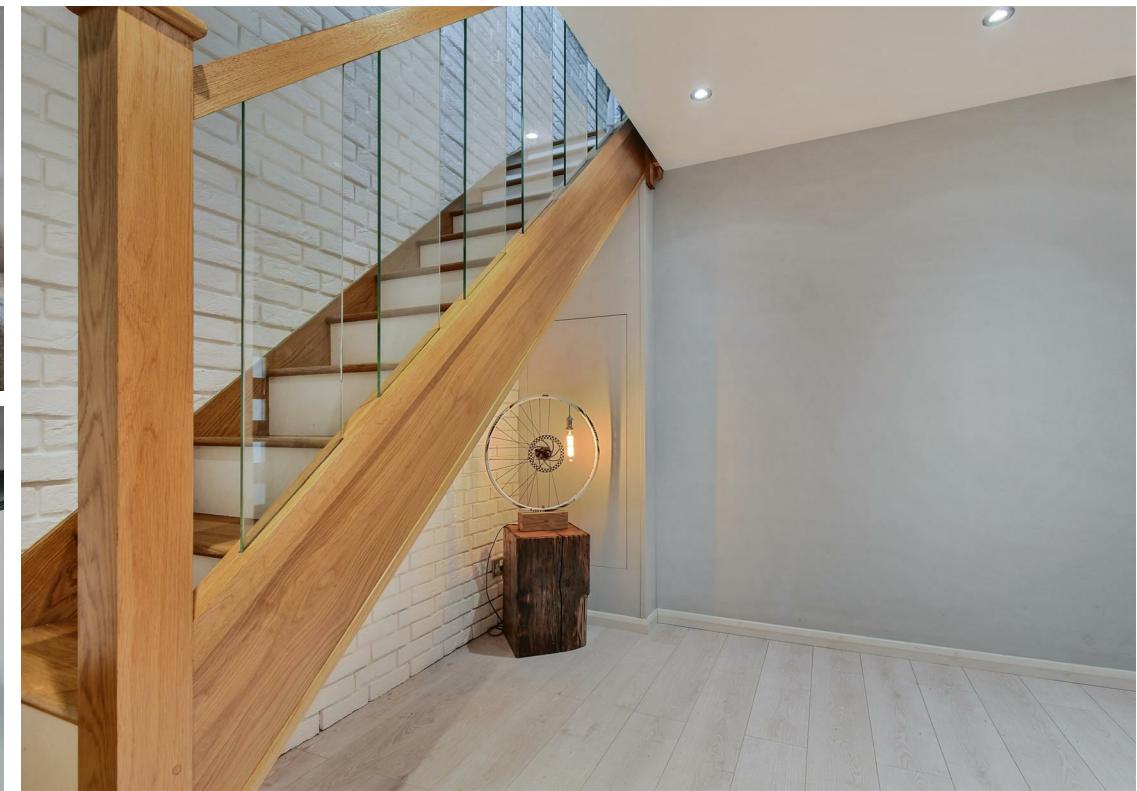
Large glazed bi-folding doors to rear, tiled flooring, TV and power points, underfloor heating, door to side

Rear Hallway

Luxury vinyl wood flooring, stairs to first floor

Bedroom 1

uPVC bay window to front, luxury vinyl wood flooring, spotlights, power points





Bedroom 2

uPVC window to rear, luxury vinyl wood flooring, TV and power points, spotlights

Shower Room

Walk-in shower enclosure, low level WC, wash hand basin, tiled walls, tiled flooring, recessed spotlights, extractor fan, towel radiator

First Floor

Leading to;

Bedroom 3

Three Velux windows to rear, column radiator, carpeted flooring, power points, eaves storage

En-Suite

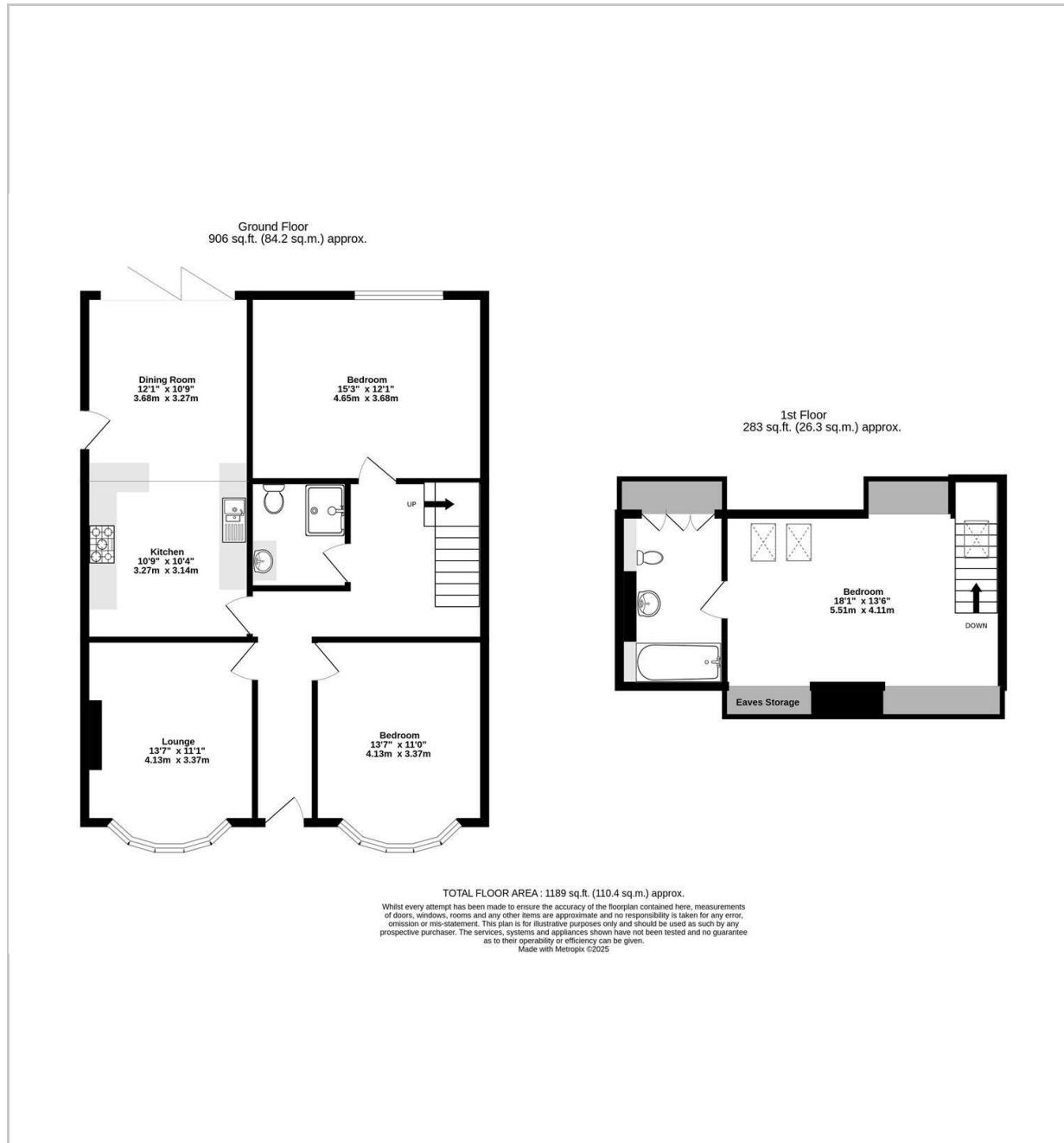
Panelled bath with central mixer tap, tiled wall, tiled flooring, low level WC, wash hand basin, recessed spotlights, Velux window, storage cupboard, towel radiator, extractor fan

Outside

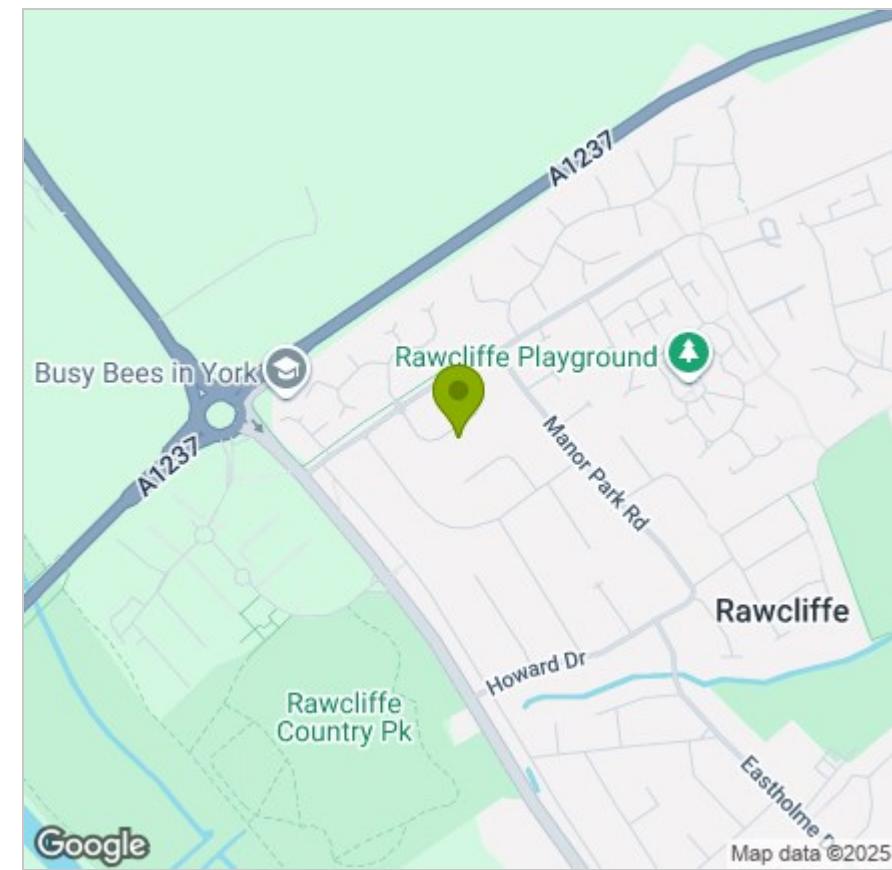
Gravelled front driveway, attached single garage, rear paved courtyard with lawn and timber fence boundary



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	
(69-80)	C	68
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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