



16 Eva Avenue  
York, YO30 5TY  
Guide Price £425,000



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

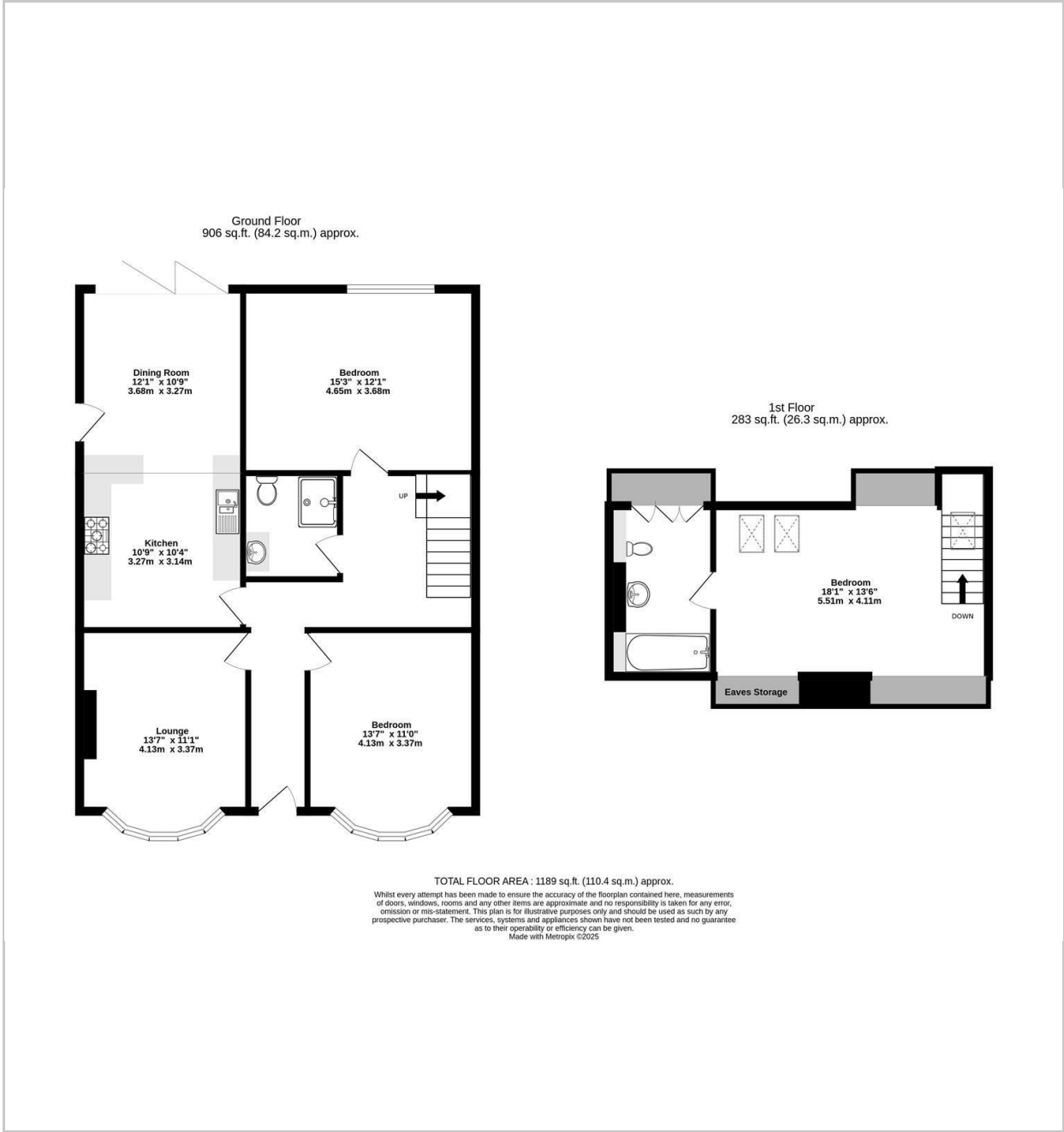
Panelled bath with central mixer tap, tiled wall, tiled flooring, low level WC, wash hand basin, recessed spotlights, Velux window, storage cupboard, towel radiator, extractor fan

### Outside

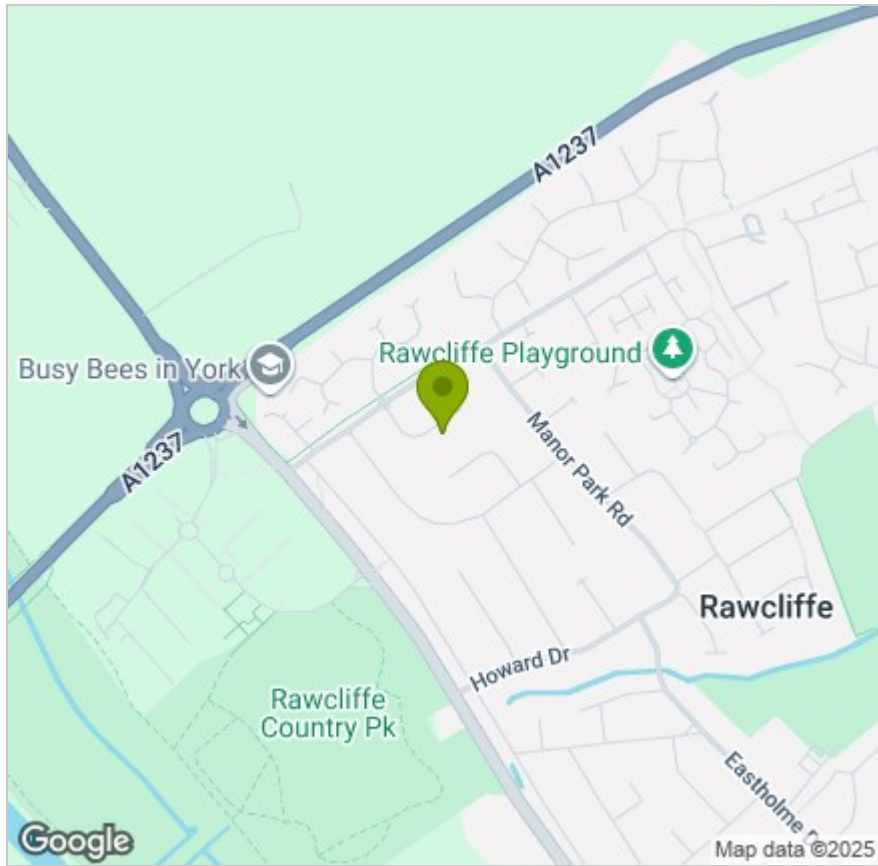
Gravelled front driveway, attached single garage, rear paved courtyard with lawn and timber fence boundary



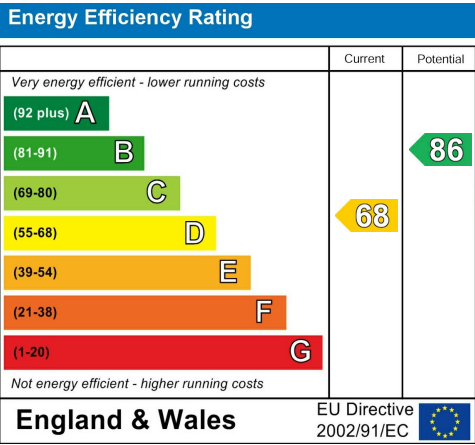
FLOOR PLAN



LOCATION



EPC



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