



Burnholme Avenue
, York
YO31 0LX

£450,000



Presenting a meticulously maintained three-bedroom detached house boasting a charming bay frontage, featuring a spacious lounge, separate dining room, modern kitchen, and bathroom/WC. Nestled within a popular residential area to the east of York, this property enjoys proximity to a variety of local amenities and convenient bus connections to York city centre and beyond.

Exquisitely updated by the current owner, the ground floor accommodation comprises an entrance porch and hallway leading to the lounge, adorned with a bay window, picture rails, and a period-style fireplace with a living flame gas fire set upon a granite hearth. The dining room boasts a built-in corner cupboard and another bay window, with a glazed door opening onto the lawned rear garden. The modern dual-aspect kitchen is fitted with contemporary base and wall units, complemented by oak worktops and a range of integrated appliances.

Upstairs, the first floor hosts three bedrooms, including two double bedrooms, both featuring bay windows, and a generously sized single bedroom. The modern bathroom/WC boasts a white suite with a shower over the bath.

Outside, the front aspect has been meticulously landscaped to create a convenient driveway enclosed with iron gates. Adjacent to the property is a small store, which is sheltered by a car port, and a detached garage equipped with power and lights, offering the potential for a workshop, home office, or additional reception space. The stunning rear garden, landscaped by the current owner, features impressive patio tiles leading to a delightful area at the end of the long garden. Ample lawned spaces and raised flower beds complete this outdoor oasis.

Expected to be popular on the open market, early viewing is highly recommended.

Council Tax Band- D



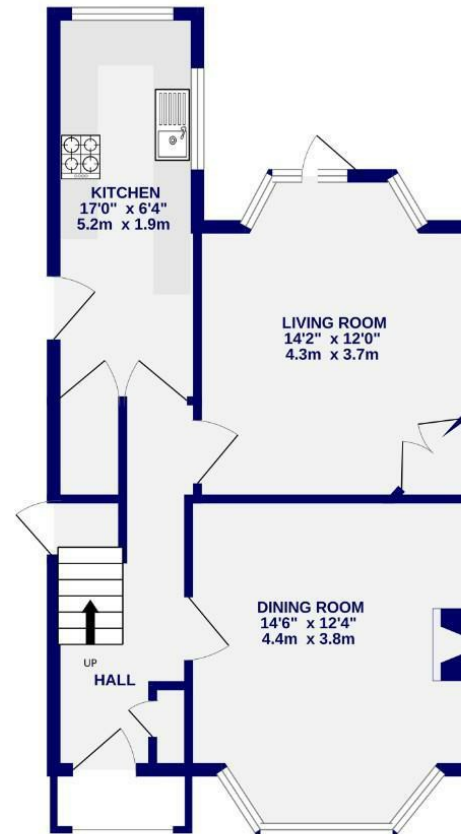


Burnholme Avenue , York YO31 0LX

Freehold
Council Tax Band - D

- Detached Home
- Generous Plot
- Three Bedrooms
- Immaculately Presented Throughout
- Sought After Residential Area
- Gated Driveway
- Stunning Rear Garden
- EPC- TBA

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, if included in the plan the garage/porches will form part of the overall floor area 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.
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1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



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