



# Alcuin Avenue , York YO10 3TH

Freehold  
Council Tax Band - B

- Period End Terrace
- Three Double Bedrooms
- Modern Decor
- Sought After Location
- South East Facing Garden
- Driveway Parking & Side Plot
- EPC D



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Alcuin Avenue  
, York  
YO10 3TH

£260,000

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A superb example of a well-maintained and much-improved period home, occupying an unusually generous plot with gardens to the front, side, and rear. This three-bedroom end of terrace property has been thoughtfully renovated by the current owners over the past two decades, with care taken to blend modern finishes with quality materials and considered design.

The front of the property benefits from a driveway and a lawned garden, while to the rear lies a beautifully landscaped south-east facing garden. This space has been arranged to include a lawn, patio seating area, a pergola with hot tub available by separate negotiation, and a fully powered outbuilding. The large side plot offers significant potential for future extension, subject to the necessary planning consents.

Inside, a welcoming hallway leads into a bright and spacious lounge with wood-effect flooring and modern solid wood internal doors. The rear of the property opens into a stylish dining kitchen, finished with contemporary cabinetry, granite-effect worktops, and a full range of integrated appliances. French doors from the dining area provide a seamless connection to the garden, ideal for entertaining or family life.

To the first floor are three double bedrooms, each presented to a high standard, and a sleek, fully tiled family bathroom with a modern three-piece suite and walk in shower. The home offers a rare combination of generous outdoor space, quality interiors, and future potential in a sought-after residential location close to local amenities, schools and excellent commuter links into York city centre.

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