



110 Byland Avenue  
YO31 9AF

**Guide Price £375,000**

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Situated on a good-sized plot at the end of this residential street, Churchills Estate Agents are delighted to offer for sale this impressive three bedroom semi-detached house close to Heworth Golf Club, Heworth Stray and walking distance to nearby popular shops, schools and amenities.

This much loved family home has recently been updated and maintained by the present owners to a very good standard throughout and benefits from uPVC double glazing and gas central heating. The bright and airy living accommodation comprises: entrance porch, entrance hallway, lounge with bay window, recently upgraded kitchen, breakfast room with pantry, utility room, W.C/cloaks, first floor landing, three first double bedrooms and three piece house bathroom.

To the outside is a gravelled driveway providing ample off-street parking with the option for electric car charging. Rear lawned garden with patio, flower borders, vegetable patch, timber fenced boundary. Large detached single garage with up and over door with power and lighting.

An accompanied viewing is strongly recommended.

### Entrance Porch

uPVC entrance door and windows, laminate flooring, door to:

### Entrance Hallway

uPVC windows to front and side, laminate flooring, power points, stairs to first floor, column radiator

### Lounge

11'11" x 11'8" (3.63m x 3.56m)

uPVC bay window to front, laminate flooring, power points, spotlights

### Kitchen

13'1" x 11'11" (3.99m x 3.63m)

Fitted wall and base units with counter top, double Belfast sink and mixer tap, free-standing range cooker, integrated dishwasher, sliding doors to patio, recessed spotlights, power points, tiled flooring

### Breakfast Room

9'11" x 8'8" (3.02m x 2.64m)

uPVC window to side, door to side, fitted units with oak top, column radiator, tiled flooring, space for appliances, pantry cupboard





### Utility Room

5'9" x 5'3" (1.75m x 1.60m)

uPVC window to rear, fitted units with oak top, column radiator, Belfast sink and mixer tap, wall mounted gas combination boiler, space and plumbing for appliances, single panelled radiator, tiled flooring

### Cloaks/W.C.

Opaque window to rear, low level WC

### First Floor Landing

uPVC window to side, loft access, carpeted floors

### Bedroom 1

13'1" x 11'11" (3.99m x 3.63m)

uPVC window to rear, fitted wardrobes, single panelled radiator, carpet, power points

### Bedroom 2

11'11" x 9'8" (3.63m x 2.95m)

uPVC window to front, storage cupboard, carpets, power points, single panelled radiator

### Bedroom 3

9'5" x 8'8" (2.87m x 2.64m)

uPVC window to side, single panelled radiator, carpet and power points

### Bathroom

Opaque uPVC window to front, P-shaped panelled bath with shower head over, tiled walls, tiled flooring, low level WC, wash hand basin, towel radiator, recessed spotlights, extractor fan

### Outside

Gravelled driveway, side access to rear patio, lawn, flower borders, vegetable patch, timber fenced boundary

### Garage

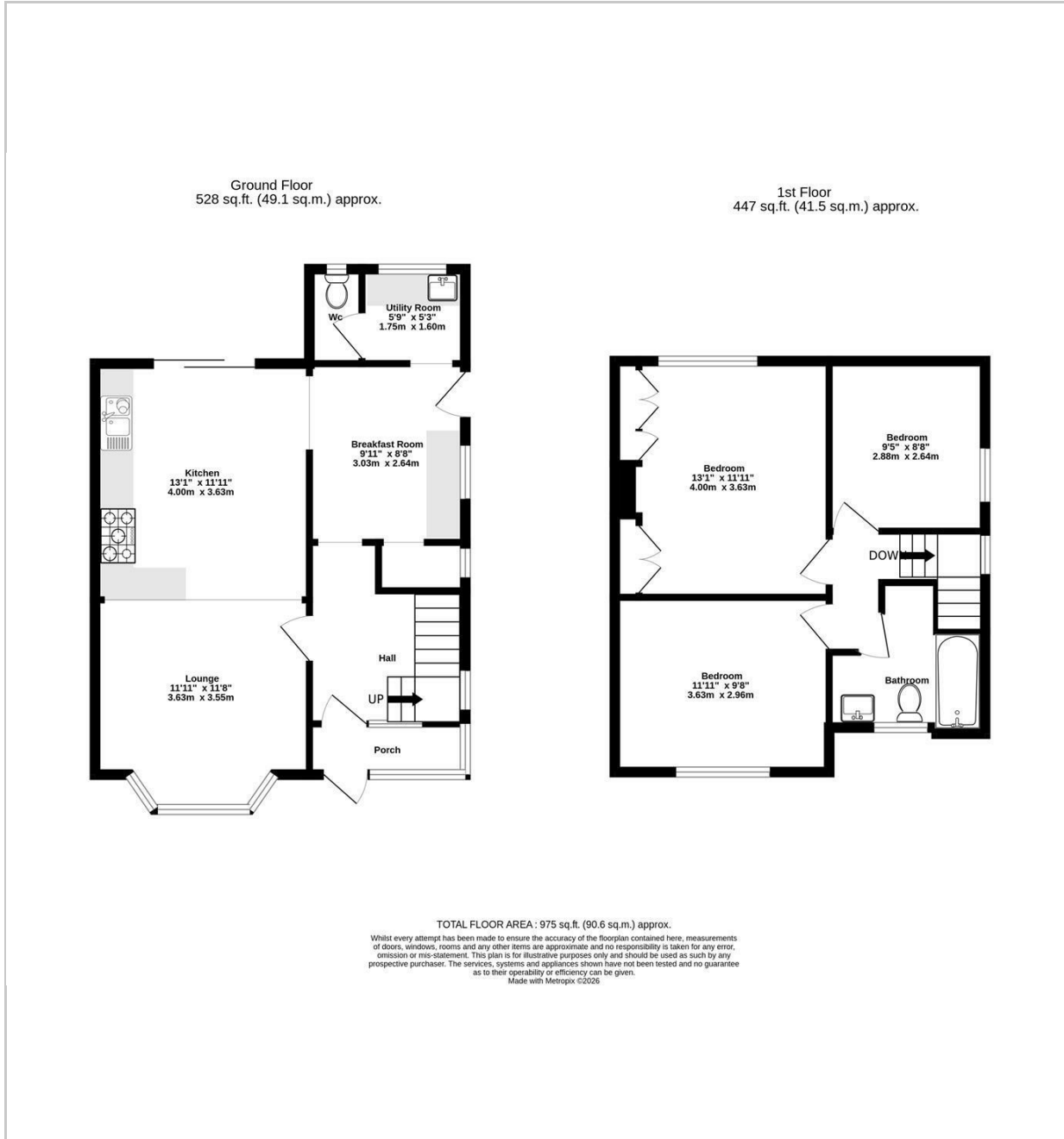
Up and over garage door, window and door to side, power and lighting

### Agents note:

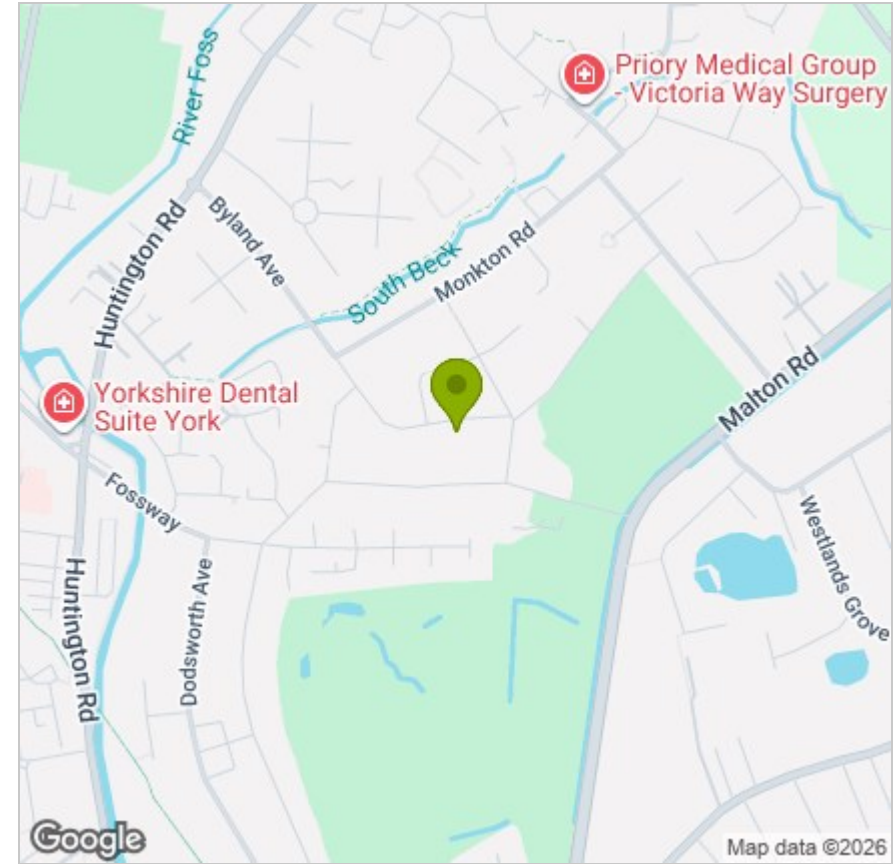
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# FLOOR PLAN



# LOCATION



## EPC

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 69                         | 83        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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