

Fylingdale Avenue, York

£600,000

Stephensons
estate agents & chartered surveyors

Fylingdale Avenue, York YO30 5FP

Est. 1871

£600,000

With Clifton Ings, riverside walks and some of York's finest green spaces all within easy walking distance, this detached family home enjoys an outstanding setting for family life. Beautifully extended by the current owners, it combines generous accommodation with an impressive open-plan living space that has become the heart of the home.

The current owners have significantly enhanced the property through the creation of an impressive rear extension, transforming the home into a superb family residence centred around a stunning open-plan kitchen, dining and living space. Flooded with natural light from vaulted ceilings, rooflights and large bi-folding doors opening onto the rear garden, this is undoubtedly the standout feature of the home and an ideal space for both everyday family life and entertaining.

Complementing the open-plan living area is a generous sitting room positioned to the front of the property, providing a more formal reception room and a comfortable place to relax. The ground floor also benefits from a separate study, ideal for those working from home, together with a utility room, cloakroom/WC and a fifth bedroom complete with its own en suite shower room, creating an excellent guest suite or flexible accommodation for multi-generational living.

To the first floor are four further bedrooms, including a spacious principal bedroom with en suite shower room. A well-appointed family bathroom serves the remaining bedrooms, creating a layout that is perfectly suited to modern family life.







Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: TBC
Council Tax: E - City of York
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.











Outside, the property enjoys beautifully landscaped gardens, with the rear offering a particularly peaceful and private setting. Designed to make the most of its surroundings, the garden features a lawn, mature planting and paved seating areas, creating a wonderful space for relaxing, entertaining or enjoying the warmer months. To the front, a generous driveway provides ample off-street parking.

Fylingdale Avenue is ideally positioned for those looking to enjoy the very best of both city and outdoor living. Clifton Ings, the River Ouse and extensive riverside walks are all within easy walking distance, while Homestead Park and Rawcliffe Country Park are also close by, providing further opportunities to enjoy York's excellent green spaces. The property is also well placed for local shops, highly regarded schools and regular transport links, with York city centre easily accessible on foot, by bicycle or by bus.

Offering spacious and flexible accommodation, a stunning open-plan extension, beautifully landscaped gardens and an exceptional location close to some of York's finest green spaces, this is a fantastic opportunity to acquire a detached family home in one of York's most desirable residential areas.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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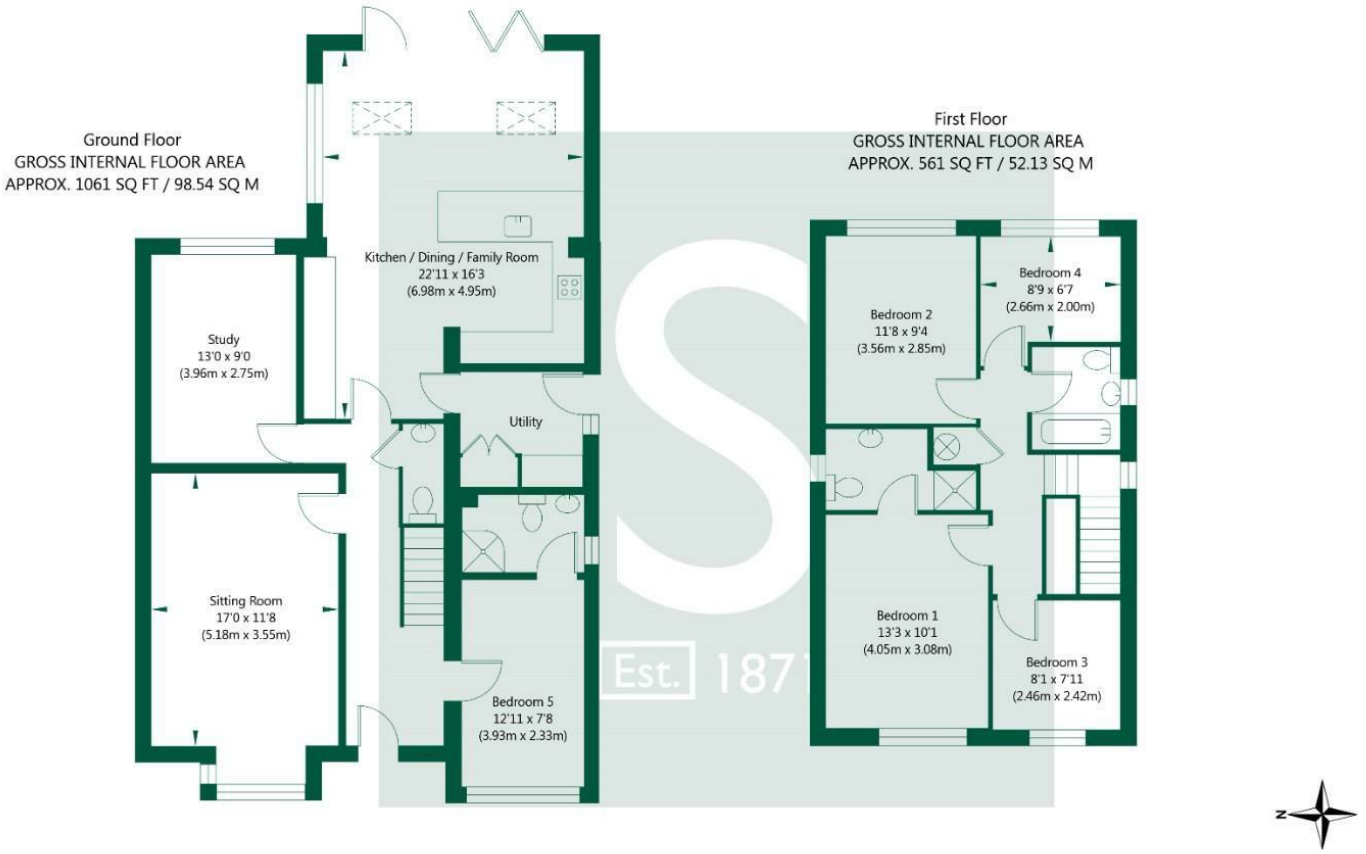

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1622 SQ FT / 150.67 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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