



Eastfield Avenue, Haxby, York

Asking Price £525,000

Stephensons
estate agents & chartered surveyors

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Est. 1871

**Eastfield Avenue,
York YO32 2EY****Asking Price £525,000**

A fantastic opportunity to acquire this beautifully modernised and extended four bedroom family home, ideally positioned within a highly sought-after location close to local amenities and well-regarded schools.

The property is entered via the side door into a stunning, fully renovated kitchen, finished to an exceptional standard. The space features a quartz worktops, an induction hob, and a range of high-quality integrated appliances, including a slide-and-hide oven and combi oven. Thoughtfully designed, the kitchen offers ample space for dining and flows beautifully around the room, creating a sociable hub of the home.

Off the kitchen is a useful under stairs storage cupboard- an essential for any busy household- along side a recently installed, contemporary shower room with WC, finished to a high standard. Bi-fold doors open out onto a well maintained, south-facing garden-perfectly positioned for enjoying the sun and ideal for entertaining guests.

Following seamlessly from the kitchen is the extended second reception room, flooded with natural light and offering a versatile space, ideal for entertaining, dining or study, it enjoys lovely views over the garden, creating a bright and inviting atmosphere throughout.

From there into the main lounge, being generously sized and



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1000 Mbps*
EPC Rating: TBC
Council Tax: D

Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



beautifully presented, featuring a large bay window, along with a charming feature fire place. The property benefits throughout the ground floor from stylish Victorian- style radiators, adding character and a touch of elegance.

Stairs lead to first floor, leading to a modern, well appointed family bathroom fitted with contemporary fixtures and fittings.

The primary double bedroom benefits from bespoke Hammond's fitted wardrobes to two elevations, providing excellent storage. Three further bedrooms offer ample room for a growing family.

The landing provides access to the loft via a hatch, with the loft itself being boarded and equipped with a ladder and lighting, it also houses the boiler, which has been serviced annually.

The garden is accessed via bi-folding doors opening onto a patio area, leading to a spacious garden with mature shrubs providing privacy. A further raised decking area features surround lighting. From the garden, there is access to a brick-built garage via a side PVC door.

The garage has an electric up and over door and leads to the drive way which supplies ample off street parking and has a fitted EV charger.

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.

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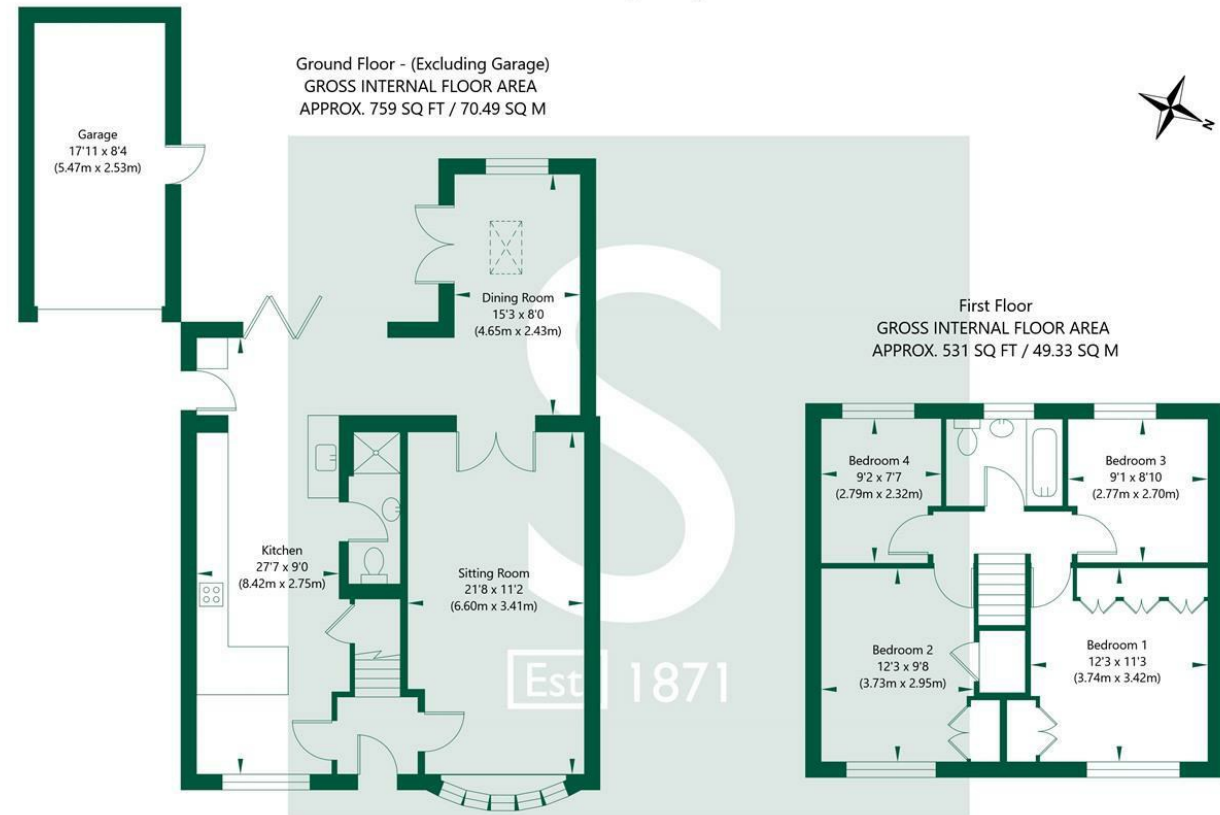
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1290 SQ FT / 119.82 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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