



16 Eva Avenue  
York, YO30 5TY  
Guide Price £425,000

Nestled in the charming area of Rawcliffe, this delightful detached bungalow on Eva Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The bungalow features two modern bathrooms, ensuring that morning routines are both efficient and enjoyable. The design of the home promotes a sense of openness and light, making it a welcoming space for all who enter.

Set in a tranquil neighbourhood, this property benefits from a lovely community atmosphere while still being within easy reach of local amenities. Whether you are looking to downsize or simply desire a single-storey living option, this bungalow presents an excellent opportunity.

With its appealing features and prime location, this home is sure to attract interest. Do not miss the chance to make this charming bungalow your own.

### Entrance Hallway

Composite entrance door, luxury vinyl wood flooring, underfloor heating

### Lounge

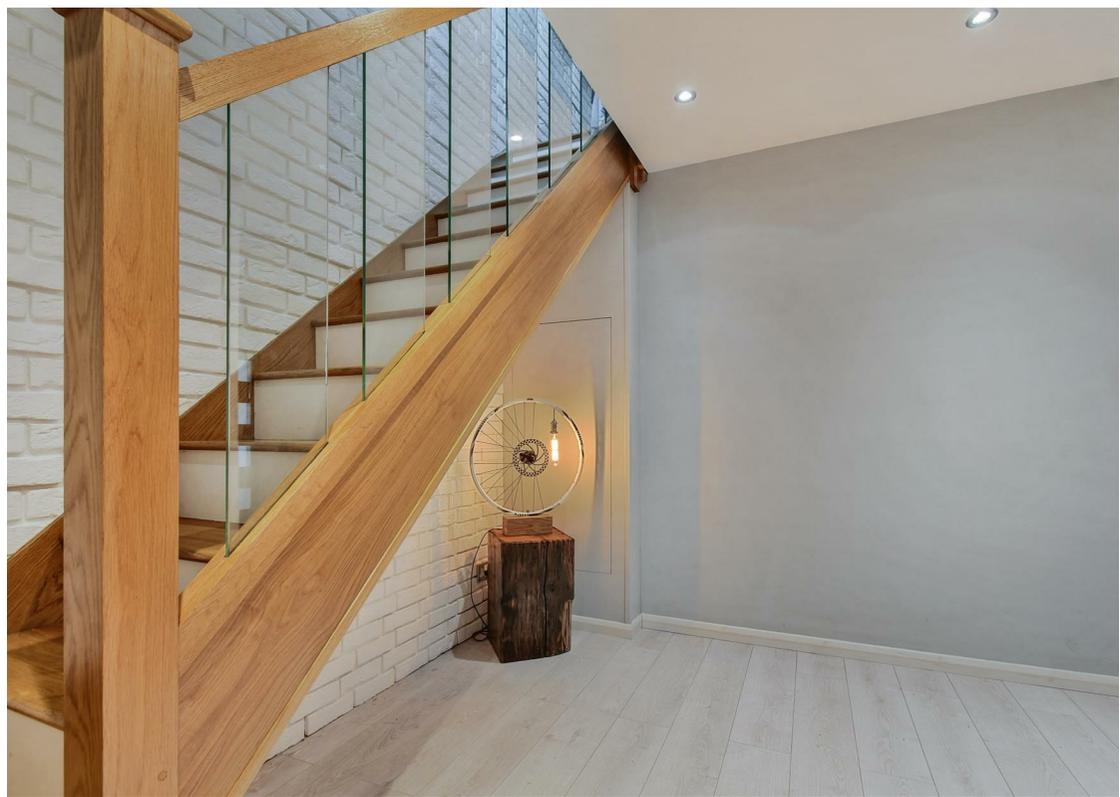
Feature log burner with surround, uPVC bay window to front, luxury vinyl wood flooring, TV and power points

### Kitchen Area

Fitted wall and base units with counter top, five ring gas hob, one and half sink and draining board with mixer tap, tiled flooring, underfloor heating, power points

### Dining Area

Large glazed bi-folding doors to rear, tiled flooring, TV and power points, underfloor heating, door to side





### **Rear Hallway**

Luxury vinyl wood flooring, stairs to first floor

### **Bedroom 1**

uPVC bay window to front, luxury vinyl wood flooring, spotlights, power points

### **Bedroom 2**

uPVC window to rear, luxury vinyl wood flooring, TV and power points, spotlights

### **Shower Room**

Walk-in shower enclosure, low level WC, wash hand basin, tiled walls, tiled flooring, recessed spotlights, extractor fan, towel radiator

### **First Floor**

Leading to;

### **Bedroom 3**

Three Velux windows to rear, column radiator, carpeted flooring, power points, eaves storage

### **En-Suite**

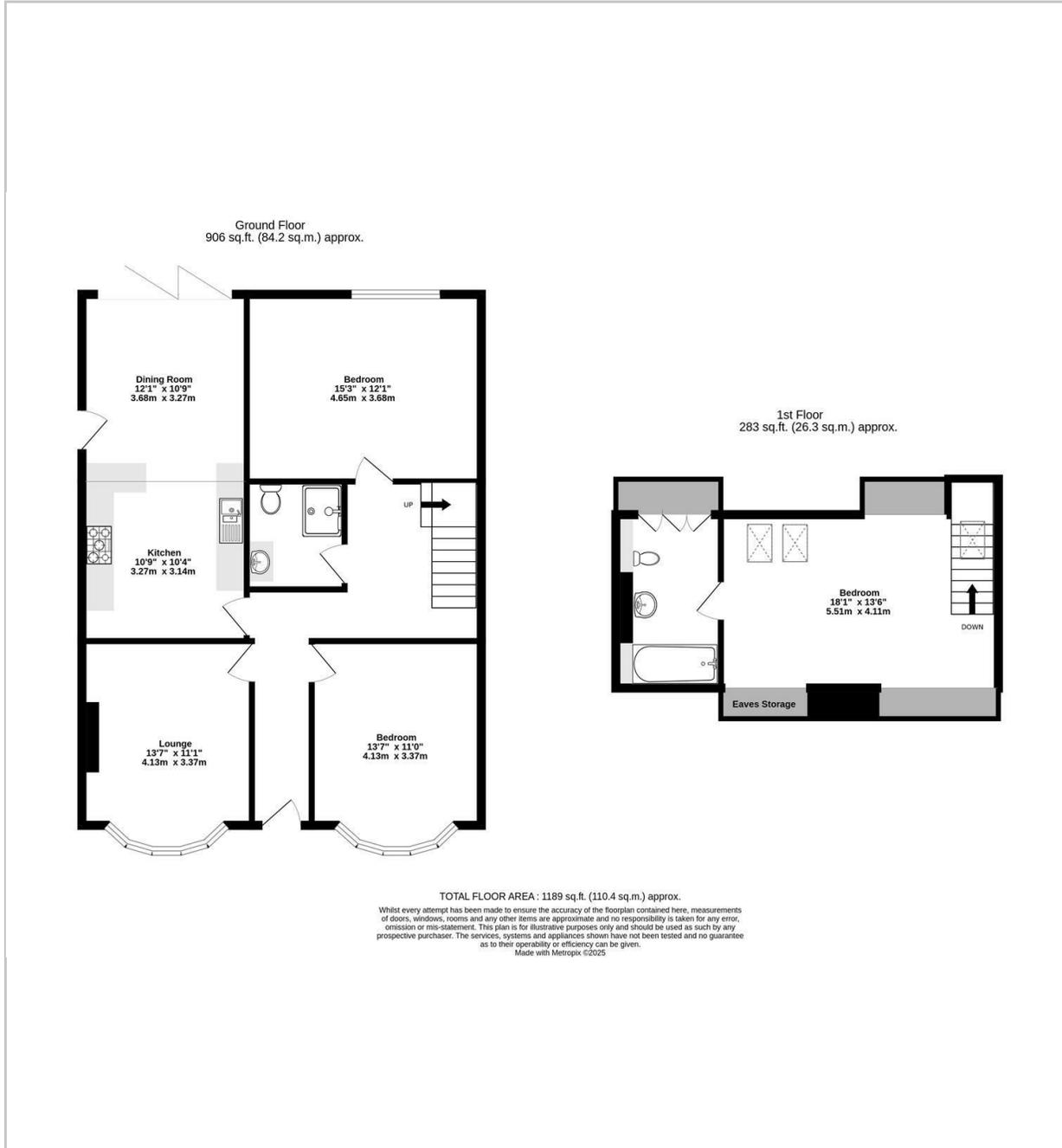
Panelled bath with central mixer tap, tiled wall, tiled flooring, low level WC, wash hand basin, recessed spotlights, Velux window, storage cupboard, towel radiator, extractor fan

### **Outside**

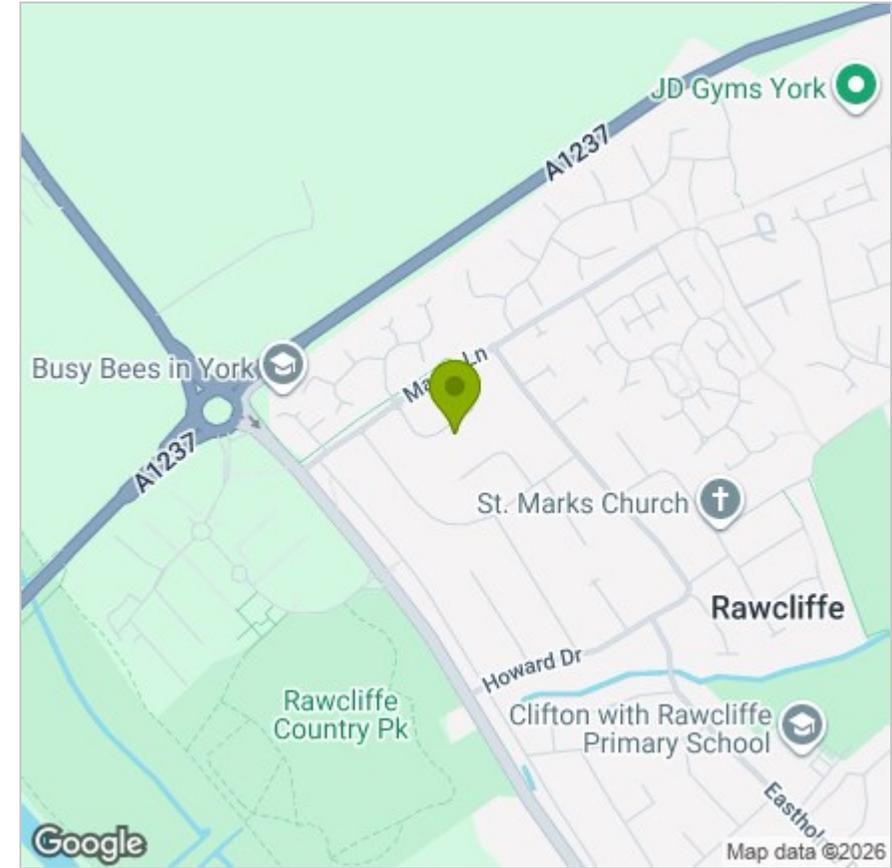
Gravelled front driveway, attached single garage, rear paved courtyard with lawn and timber fence boundary



## 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>			<b>86</b>
(69-80) <b>C</b>		<b>68</b>	
(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 2002/91/EC		

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