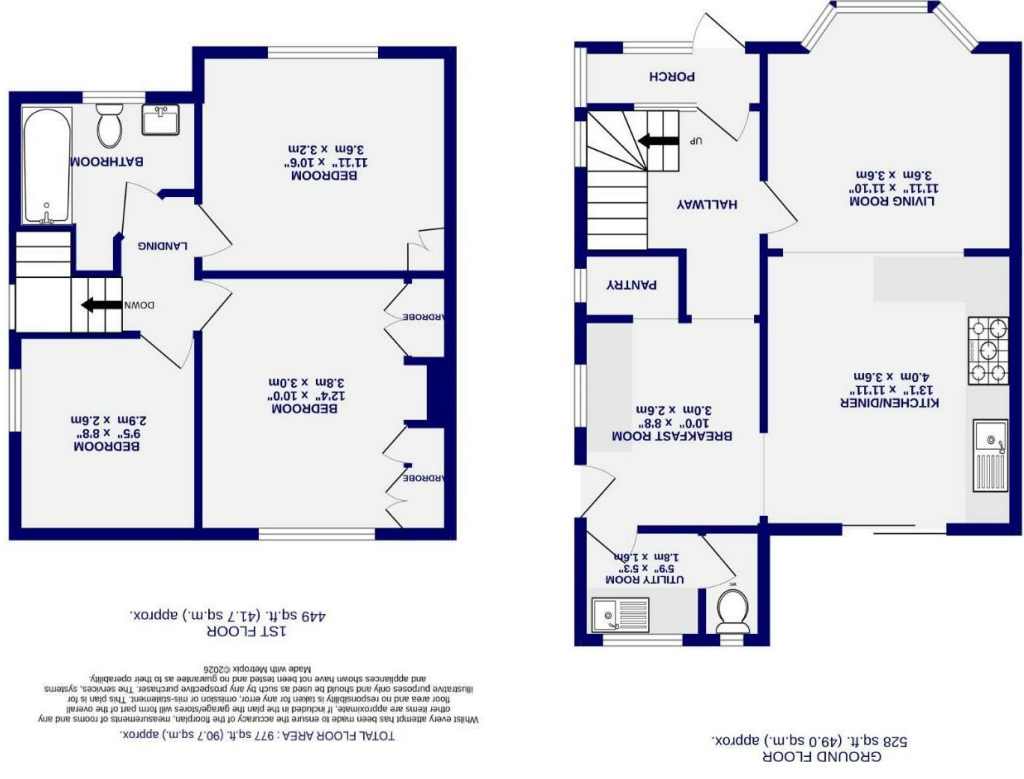


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- Beautifully Presented Three Bedroom Family Home
- Stylish Upgraded Kitchen And Breakfast Room
- Built In Pantry, Utility Room And Ground Floor WC
- Bright Bay Fronted Living Room
- Quiet Cul-De-Sac Position
- On Generous Plot Sought After Heworth Location
- Immaculate Turn Key Home Ready To Move Into
- Lovely Rear Garden With Patio And Vegetable Patch
- Driveway Parking And Detached Garage
- EPC C

Freehold
Council Tax Band - B

Byland Avenue York, YO31 9AF



TOTAL FLOOR AREA: 97.7 sq.ft. (90.7 sq.m.) approx.
1ST FLOOR: 41.7 sq.ft. (41.7 sq.m.) approx.



Byland Avenue
York,
YO31 9AF

Offers Over £350,000



Ashtons Estate Agents are delighted to offer this beautifully presented three bedroom semi-detached family home, positioned on a generous plot tucked away at the end of a quiet residential street. Ideally located close to popular local shops, schools and amenities within walking distance of Heworth Stray and access to the city centre, this wonderful home offers a perfect blend of space, style and convenience.

Lovingly maintained and thoughtfully updated by the current owners, the property is immaculately presented throughout and ready to move into, creating a true turn-key opportunity for its next owners. Warm and welcoming from the moment you step inside, the home offers bright and airy accommodation ideal for modern family living.

The entrance porch leads through to a spacious hallway, setting the tone for the rest of the property. Positioned to the front is the cosy living room, where a traditional bay window allows natural light to flood the space, creating the perfect setting to relax and unwind. Connected to the heart of the home and set to the rear is a beautifully upgraded kitchen featuring stylish wall and base units, warm wooden worktops and a Belfast sink, all complemented by thoughtful finishes throughout. Sliding doors open directly onto the rear patio and garden, creating wonderful indoor-outdoor living during the warmer months. Adjacent to the kitchen is a versatile breakfast room with added feature pantry storage, ideal for family dining, entertaining or everyday living, along with a useful utility room and ground floor WC.

To the first floor are three well-proportioned bedrooms, including two generous doubles, all beautifully presented and filled with natural light. The contemporary house bathroom has been finished in modern tones and includes a shower over the bath.

