18 Park Avenue, New Earswick
York, North Yorkshire YO32 4DB

Offers Over £399,950

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Bishops Personal Agents offer for sale, just a short distance out of the City of York, an exceptional 1930's three-bedroom semi-detached family home, set in a quiet cul-de-sac on a private road, with a wealth of charm, quality features and a fabulous, enclosed garden. Offering the best in suburban living, located within the very popular area of New Earswick, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, schools and amenities, plus the shopping parks at Monks Cross, neighbouring Vangarde as well as Clifton Moor are within easy reach by car. This property has been thoughtfully designed and updated by the current owner over the last 26 years, creating a fantastic home and is ideal for professional couples, families and those looking to retire in their forever home. Another great thing about this property, is that there is still further potential to enhance the house, by extending or developing the attic space as others have on the street. The whole house is superbly presented and a joy to view. The ground floor accommodation comprises; Welcoming entrance porch and hallway with a downstairs cloakroom and staircase to the first floor. Doors leading us into the reception rooms. To the front we find the bay fronted dining room, the focal point being the feature ornate cast iron fireplace and a pair of matching built in cupboards. To the rear a further bay fronted living room, with a feature cast iron fireplace and French doors leading to the garden. We also find the modern fitted kitchen, with a range of light and dark grey units with some integral appliances. From the first-floor landing are three good-sized bedrooms, the principal with bay windows to the front and a feature cast iron fireplace. Both this and the second bedroom, boast built in wardrobes and a family bathroom and separate cloakroom completing this lovely home. Externally, to the front is a block paved driveway providing ample off-street parking and gated side access. Passing the garden shed, perfect for storage or possibly a car/cycle enthusiast or workshop. To the rear, the house enjoys a fabulous enclosed fenced and hedged garden, with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers. Plus raised decking areas and a round patio, perfect for outside entertaining. To further compliment this stunning garden, we find a small pond and a garden shed. In summary, this lovely stylish home in the very popular New Earswick location, provides an exceptional opportunity to secure this charming home with its wonderful gardens. An early internal inspection is highly recommended to fully appreciate this beautiful home.

Park Avenue, New Earswick is a popular address located in the suburbs, just on the edge of York. Transport links into the city are excellent, the Park and Ride bus service operates every ten minutes into the centre and back from Shipton Road. There are plenty of amenities on hand in the form of local shops, public houses, newsagents in nearby Rawcliffe. There is a post office at The Folk Hall in New Earswick. A short distance away is the Clifton Moor Retail and Leisure Park, with restaurants, cinema and shopping including a Tesco Extra Supermarket. Close by are the Clifton Ings providing wonderful river walks and cycle track into the city. The Homestead Park and York Sports Club are located a short distance away. The York Outer Ring Road (A1237 and the shopping parks at Monks Cross and neighbouring Vangarde are within easy reach by car. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.

Entrance Hall
Front entrance door to hallway, ceiling coving, under stairs storage cupboard and radiator*. Stairs leading to the first floor. Doors leading to...

Cloakroom
5' 4" x 4' 10" (1.62m x 1.47m)
Suite in white comprising; Double glazed window to front aspect, wash hand basin with mixer taps, low level wc and radiator*.

Dining Room
13' 10" x 12' 7" (4.21m x 3.83m) Into bay
Double glazed bay windows to front aspect, feature ornate cast iron fire place, picture rail, ceiling coving, alcove cupboards and radiator*.

Living Room
13' 11" x 13' 10" (4.24m x 4.21m) Into bay
Double glazed French doors to rear aspect, ceiling coving, feature wood Adams style fire surround with cast iron fire place and inset gas fire*, picture rail, ceiling coving, tv point* and radiator*.

Kitchen
16' 4" x 6' 5" (4.97m x 1.95m)
Fabulous bespoke kitchen, with a range of modern light and dark grey wall, floor and drawer units with matching worktops over, steel sink unit with mixer taps, integrated appliances include, electric oven*, 5 x gas hobs* with extractor hood over* and a fridge/freezer*. Cupboard with wall mount boiler* and plumbing for a washing machine*. Double glazed windows to side aspect and heated rail*. Door leading to the outside....

First Floor Landing
Double glazed window to front aspect, loft access and radiator*. Doors leading to...

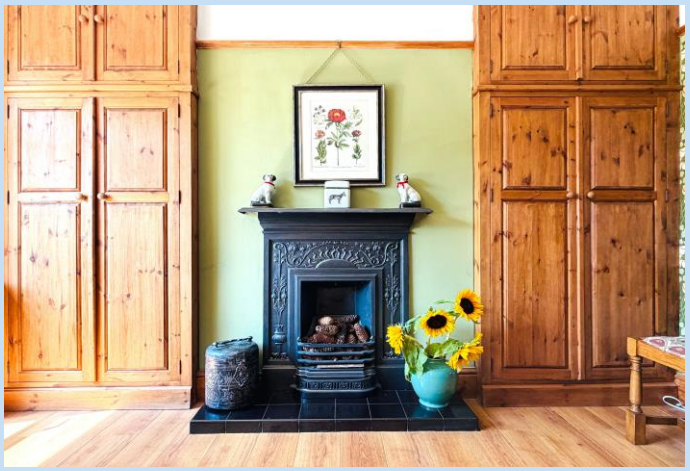
Bedroom 1
13' 9" x 10' 11" (4.19m x 3.32m) Into bay
Double glazed bay windows to front aspect, feature cast iron fire place, picture rail, built in wardrobes and radiator*.

Bedroom 2
11' 2" x 10' 11" (3.40m x 3.32m)
Double glazed windows to rear aspect, picture rail, built in wardrobes, tv point* and radiator*.

Bedroom 3
9' 7" x 9' 6" (2.92m x 2.89m)
Double glazed windows to rear aspect and radiator*.

Bathroom
6' 6" x 6' 3" (1.98m x 1.90m)
Suite in white comprising; Bath with mixer taps and mains shower*, wash hand basin set in a vanity unit with mixer taps, double glazed window to side aspect and heated rail*.

Cloakroom
4' 7" x 2' 1" (1.40m x 0.63m)
Suite in white comprising; Double glazed window to side aspect and low level wc.



Outside

Outside to the front is a block paved driveway providing ample off-street parking and gated side access. To the rear, the house enjoys a fabulous enclosed fenced and hedged garden, with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers. Plus raised decking areas and a round patio, perfect for outside entertaining. To further compliment this stunning garden, we find a small pond and a garden shed.

Agents Note

Epc rating D, Council tax band C.

Broadband supplier: BT.
Broadband speed: Standard Speed.
Water supplier: Yorkshire Water.
Gas supplier: British Gas.
Electricity supplier: British Gas.

Energy performance certificate (EPC)

18 Park Avenue New Earswick YORK YO32 4DB	Energy rating **D**	Valid until:	**2 July 2036**
		Certificate number:	**0350-2352-7630-2106-3451**

Property type	Semi-detached house
Total floor area	97 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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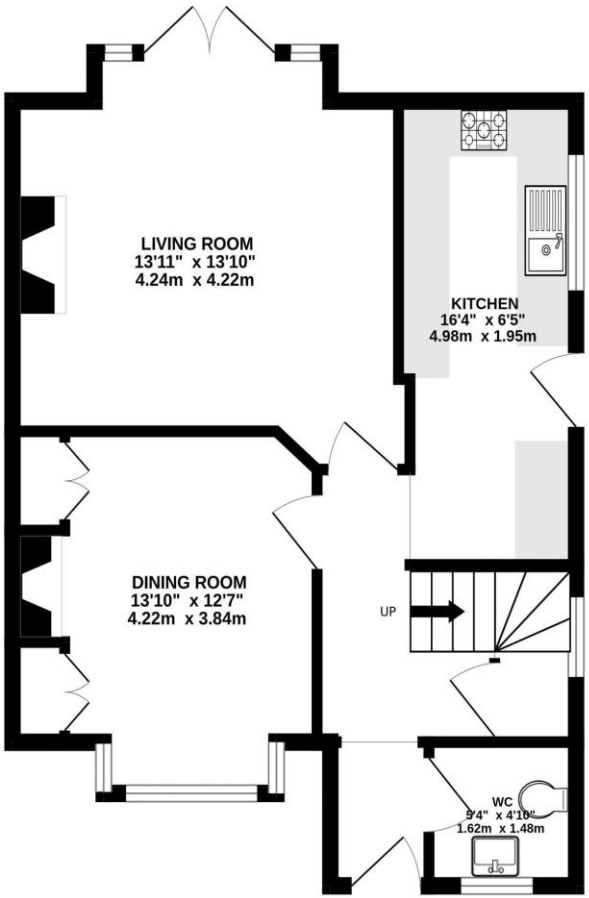
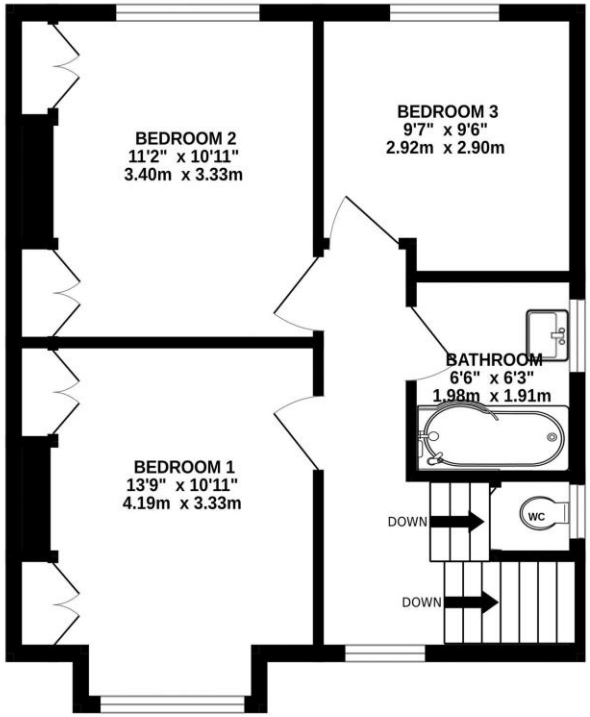
GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.