

## Dodsworth Avenue, York

£300,000

Stephensons
estate agents & chartered surveyors

# Dodsworth Avenue, York YO31 8UF

Est. 1871

£300,000

A beautifully presented end-terrace home within 10 minutes of York's City Centre, with well-proportioned accommodation set over two levels, a generous rear garden and attached garage.



Dodsworth Avenue is a peaceful residential area within easy reach of York city centre, Monk Cross Retail Park, and excellent local schools and transport links.

On entering via the hallway, a left leads into a bright and welcoming living room with a bay window, hardwood flooring and feature gas fireplace. The extended kitchen/dining space is a real focal point to this home, neatly organised into their own sections, offering a modern and functional layout with generous worktop space, integrated appliances, and a dining area that opens out onto the garden via a sliding door, perfect for both everyday living and entertaining. The garage can be accessed internally via an inner door from the kitchen, also benefitting from an external door to the garden.





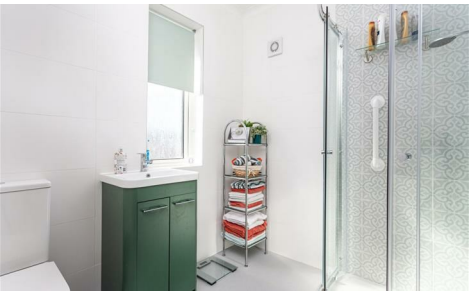
Taking the staircase via the hallway up to the first floor, the principal and secondary bedrooms are relatively equal in sizing, sitting to the front and rear of the home respectively. The second bedroom benefits from built-in wardrobe space and window overlooking the rear garden. The third bedroom is an ample single room, with window overlooking the garden. The house bathroom is contemporary in its design, boasting a

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

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three-piece suite consisting of walk-in shower with tiled splashbacks, wash hand basin, extractor fan and W.C.

Externally, the property boasts a large, private rear garden with fenced borders and a range of patio and lawn areas, ideal for outdoor dining, gardening, or relaxing in the warmer months. To the front, the property benefits from a driveway leading to the garage, providing ample off-road parking.

Situated in a popular residential area, this home combines comfortable living with excellent outdoor space and practical features, making it a fantastic opportunity for a range of buyers.

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**Partners:**

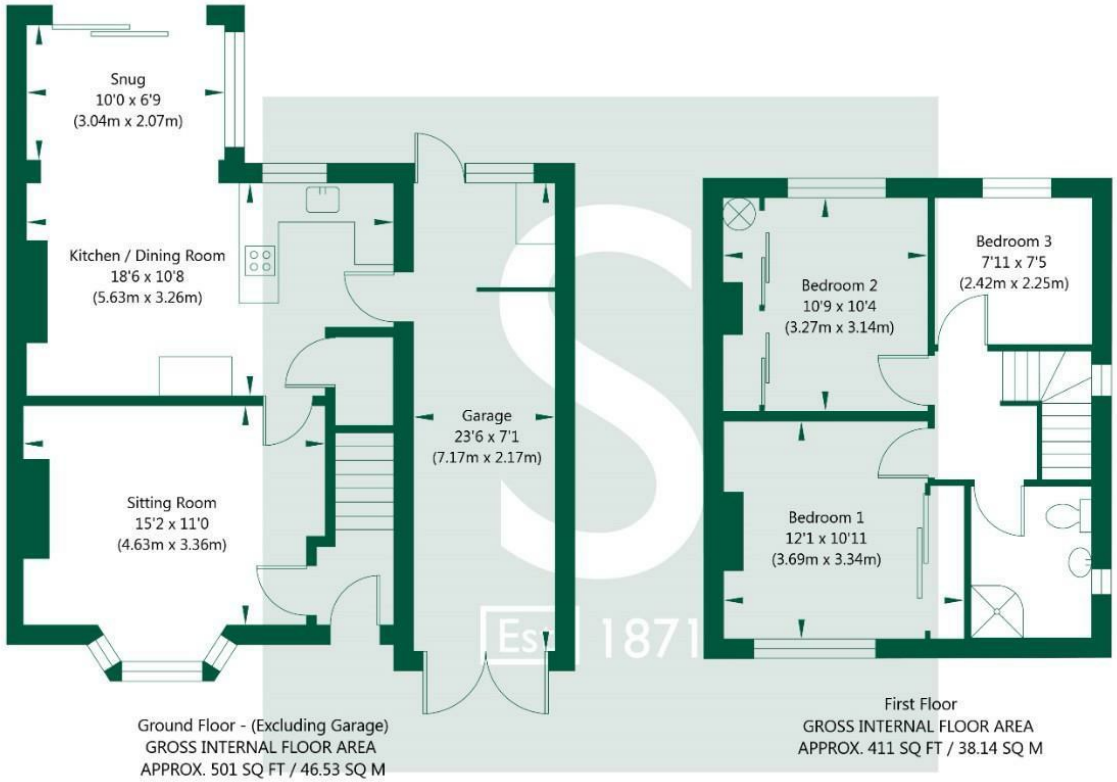
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Dodsworth Avenue, York, YO31 8UF




Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 501 SQ FT / 46.53 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 411 SQ FT / 38.14 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 912 SQ FT / 84.67 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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