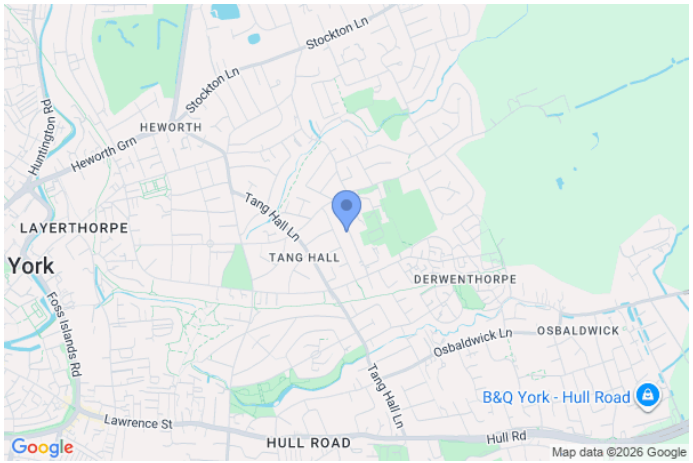


Penyghent Avenue, York, YO31 0QJ

• Beautifully presented four bedroom semi-detached home • Arranged over three floors • Impressive extended kitchen, living and dining space • Contemporary kitchen with substantial central island • Two reception rooms • Principal bedroom with en-suite facilities • Versatile fourth bedroom/home office • Driveway parking, integral garage and enclosed rear garden • Sought-after residential location, close to Heworth • EPC = C

Guide Price £535,000



A fantastic opportunity to purchase this beautifully presented and deceptively spacious four bedroom semi-detached home, ideally positioned on Penyghent Avenue, just a short walk from the vibrant East Parade of Heworth.

The property has been thoughtfully improved and stylishly maintained by the current owners, offering well-proportioned accommodation arranged over three floors, complemented by a superb extended kitchen and dining space.

Upon entering, a welcoming entrance porch leads into the central hallway, with access to the principal reception rooms. The attractive sitting room provides a cosy space to relax, featuring a bay window and an attractive fireplace.

To the rear, the property boasts an impressive open-plan kitchen, living and dining area, creating a fantastic hub for modern family life. The stylish kitchen is fitted with a contemporary range of units, extensive work surfaces and a substantial central island with breakfast seating. There is plenty of space for both dining and relaxed seating, providing a particularly useful second reception area and an ideal space for entertaining. Rooflights and doors opening onto the rear garden allow natural light to flood the room, further enhancing the bright and sociable feel. A separate utility room, ground floor W.C and integral garage add further practicality.

The first floor provides three generous bedrooms and a modern family bathroom, alongside an additional W.C. Occupying the second floor is an impressive principal bedroom, complete with fitted storage and its own en-suite facilities.

Externally, the property enjoys a private driveway providing off-street parking, together with the integral garage. To the rear is an enclosed garden, offering a pleasant combination of lawn and patio seating areas, ideal for outdoor dining and relaxation.

The location is a particular attraction. Penyghent Avenue is conveniently situated within a sought-after residential area of York, just a short stroll from the centre of Heworth, where a fantastic selection of independent shops, cafés, restaurants and everyday amenities can be found. There are also well-regarded local schools nearby, alongside excellent transport links into York city centre and convenient access to the outer ring road.

An exceptional family home combining generous accommodation, stylish interiors and a superb location. Early viewing is highly recommended.



BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME







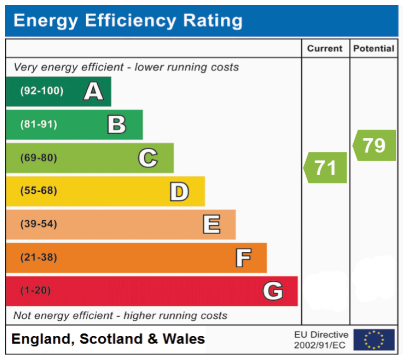


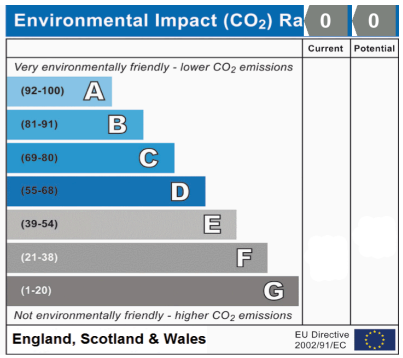
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Address:

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Viewing strictly by appointment

Tenure Freehold

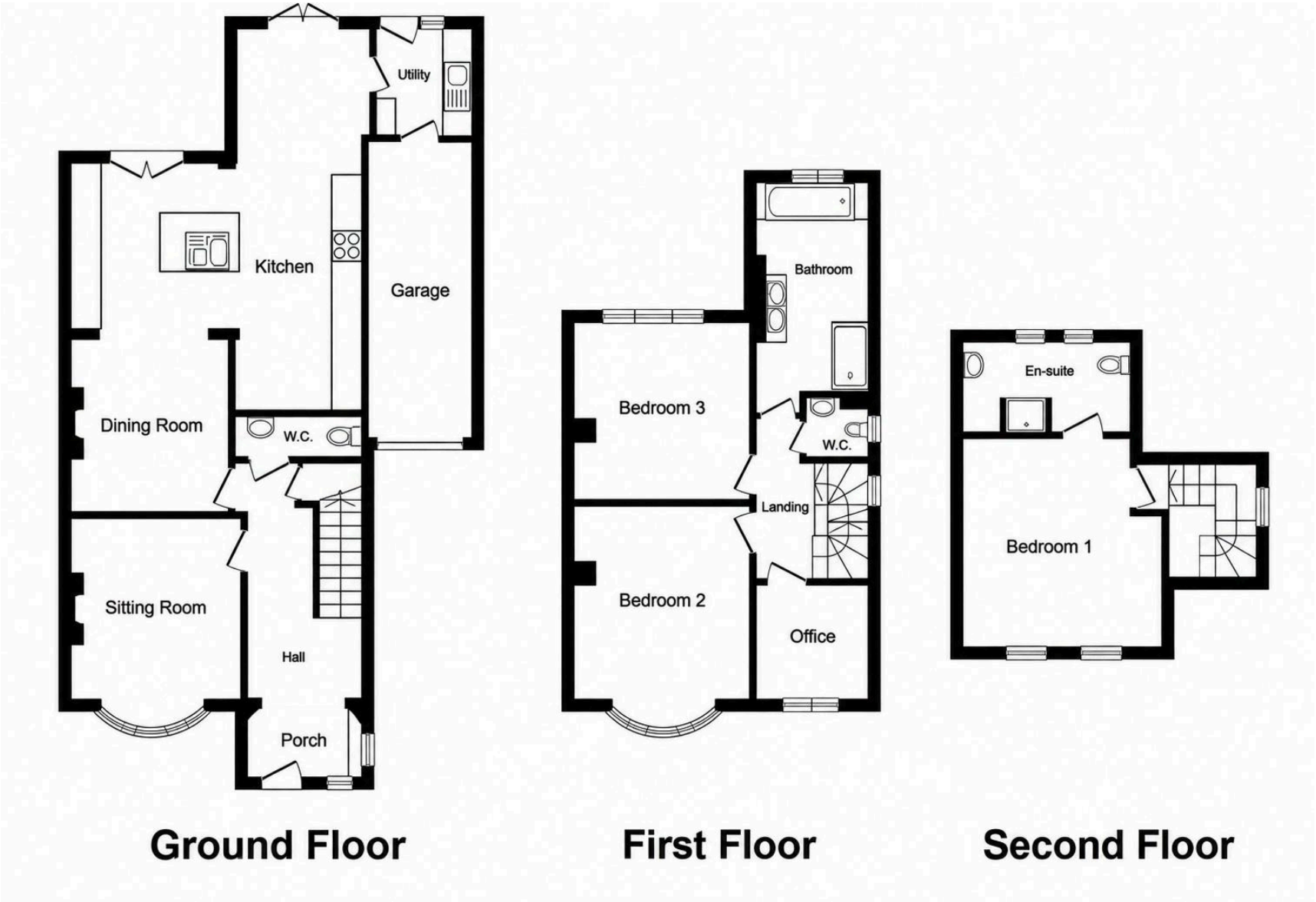
Council Tax Band C

Local Authority York City Council

Services All mains services

RICS

OnTheMarket.com rmenglish.co.uk rightmove.co.uk



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