



Collingwood Avenue, York

£500,000

**Stephensons**  
estate agents & chartered surveyors

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# S

Collingwood  
Avenue,  
York YO24 4JY

Est. 1871

£500,000

A beautifully extended and upgraded four bedroom semi-detached property situated in the ever popular York suburb of Holgate, offered with no onward chain.

The property is entered via a composite front door into a small entrance hall with stairs to first floor and door leading through to the rest of the ground floor accommodation.

The living room can be round to the front elevation and is a spacious, well proportioned room benefitting from a large bay window. Accessed from the living room is a stunning kitchen dining room which has been comprehensively upgraded and extended by the current vendors in 2023. The kitchen boasts a range of wall and base units, integrated dishwasher, quartz worktops as well as a central kitchen island with breakfast bar and five ringed gas hob. A large dining area with bi-folding doors leading out to the private rear garden, completes the kitchen dining room.

The property also benefits from a large utility room, pantry, ground floor wc and useful large storage area.

To the first floor are three well proportioned bedrooms, one with en-suite, and a house bathroom. The master bedroom sits to the front elevation and comes with a stunning large en-suite shower room. Stylishly upgraded by the current vendors



Tenure: Freehold  
Broadband Coverage: Up to 1000\* Mbps download speed  
EPC Rating: C - 74  
Council Tax: D - City of York  
Current Planning Permission: No current planning permissions.

Imagery Disclaimer:  
Please note that some photographs may have been digitally enhanced using CGI and AI-generated furniture to assist with visualisation. These images are for marketing purposes only and may not reflect the property's exact appearance, contents, or condition at the time of viewing.

\*Download speeds vary by broadband providers so please check with them before purchasing.



the en-suite briefly comprises a large walk-in waterfall shower, his and hers wash basins, heated towel rail and a low flush wc.

Bedroom two is another well proportioned double room to the front elevation, with bedroom three; a smaller double, to the rear elevation of the property. Completing the first floor accommodation is a modern house bathroom briefly comprising of a panelled bath with waterfall shower over, wash basin with vanity unit, heated towel rail and low flush wc.

To the second floor is another large double bedroom with en-suite shower room benefiting from a walk-in gravity shower, wash basin with vanity unit under, heated towel rail and low flush wc. The property also benefits from large eaves storage accessed from the second floor staircase.

To the outside the property comes with off street parking for two cars to the front and a private, landscaped, west facing, rear garden with large patio area, ideal for summer entertaining. With stylish fixtures and fittings throughout, off street parking and a private rear garden an early viewing is strongly advised.

#### AGENT'S NOTE

Under the Estate Agency Act 1979, we are obliged to inform you that a vendor of this property is a connected person to Stephenson's Estate Agents.

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