

Wolviston Avenue, York

£300,000

Stephensons
estate agents & chartered surveyors



A beautifully presented two double bedroom semi-detached home, set within a peaceful residential cul-de-sac to the east of York, offering well-balanced accommodation, off-street parking, garage and no forward chain.

Tenure: Freehold
 Broadband Coverage: Up to 1000* Mbps download speed.
 EPC Rating: D - 67
 Council Tax: C - City of York
 Current Planning Permission: No current planning permissions.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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



Upon entering the property, a welcoming entrance lobby provides practical storage and leads through to the main living area. The dual-aspect lounge is a comfortable and inviting space, filled with natural light from windows to both the front and side elevations. A striking chimney-breast style feature fireplace creates a focal point, complete with space for an electric fire and a recessed display shelf enhanced by subtle downlighting. An inner lobby provides access to a useful under-stairs storage cupboard and leads through to the kitchen at the rear of the property.

The kitchen is fitted with a range of wall and base units complemented by granite-effect work surfaces and tiled splashbacks, with a tiled floor adding both practicality and style. There is space for a range cooker with an extractor hood above, as well as space for a fridge/freezer. French doors open directly into a delightful garden room-style conservatory, a bright and versatile extension to the living space featuring skylight windows and glazed doors opening onto the garden, creating an ideal setting for dining, relaxing, or entertaining.

From the conservatory, a door leads into a separate utility area, with space for both a washing machine and tumble dryer. This area also provides access to a convenient ground floor WC, a door leading out to the rear garden, and internal access to the garage, which offers excellent storage and presents double doors opening onto the driveway at the front.

To the first floor, the property offers two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes. Completing the accommodation is a stylish, modern shower room, finished with contemporary fittings and partially tiled walls.

Externally, the front garden has been attractively paved to provide additional off-street parking, with a driveway running alongside the property leading to the garage/store. To the rear, the garden has been landscaped for ease of maintenance, featuring paved patio seating areas ideal for outdoor dining, an artificial lawn, and a useful wooden garden shed.

Overall, this attractive home combines comfortable living spaces, practical features, and a desirable quiet setting, making it an excellent opportunity for a wide range of buyers.

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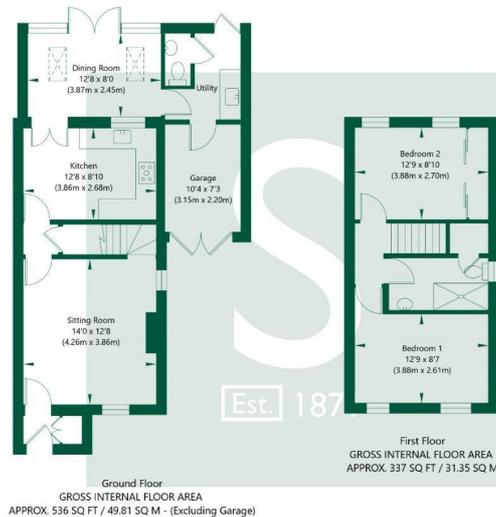
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Wolviston Avenue, York, YO10 3DD



Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 536 SQ FT / 49.81 SQ M - (Excluding Garage)

First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 337 SQ FT / 31.35 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 873 SQ FT / 81.16 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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