



The Old Barn, Sefton Avenue, York

£700,000

Stephensons
estate agents & chartered surveyors

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Sefton Avenue,
York YO31 9LR

Est. 1871

£700,000

A comprehensively restored and immaculately presented period barn conversion in an attractive street location, offering flexible and well proportioned family living accommodation set within private walled gardens with garage and parking.

The property features a spacious lounge with separate dining room, and garden room which overlooks the meticulously maintained gardens, creating an ideal family opportunity.

A rare opportunity within the York market to acquire this luxury, period, barn conversion skilfully designed and immaculately presented, with 3 bedroom, family living accommodation set across 2 floors. The property is situated within 1 mile of the city centre of York and offers quick and easy access to both the Vanguard shopping park and A64 York to Leeds Road.

Internally, the property is entered via a double glazed front entrance door into a spacious reception hall with staircase leading to the first floor accommodation. There is a downstairs cloakroom having a contemporary W.C., and circular wash hand basin set in a vanity surround. Located off the hall is a separate dining room and an inner hall, which overlooks the garden and has a bank of floor to ceiling storage cupboard.

The hall leads through into the breakfast kitchen, which is without doubt one of the feature rooms of the property. The kitchen has a stylish range of built-in high and low level storage cupboards to 3 sides with Butcher's block worktops and inset Belfast sink unit. There is a matching central serving island with breakfast bar, a built-in Bosch electric oven and grill, four point NEFF induction hob unit with extractor and a vaulted ceiling with twin, double glazed Velux roof lights. Included within the kitchen is a Blomberg dishwasher, as well as integrated fridge and freezer units and Karndean flooring. A side door leads out onto the gardens.

Beyond the kitchen is a utility room and boot room, with additional fitted worktop space with recess under providing plumbing for a washing machine and space for a tumble dryer. There is a range of mounted shelving, in addition to a double radiator, tiled flooring and integral garage access.

Without doubt, a focal point of this home is the spacious lounge located centrally within the property, offering a delightful front aspect across the walled garden. The



Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: C - 75
Council Tax: E - City of York
Current Planning Permission: No current valid planning permissions

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*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



living room features a period fireplace with cast iron basket grate set on a Granite hearth. The living room leads into a superb garden room, which is immaculately presented with a bank of windows, twin ceiling speakers and French doors to the front elevation. The ground floor accommodation is completed by a separate study.

The first floor landing services three bedrooms plus the house bathroom and includes a double glazed Velux roof light and radiator. As to be expected in a property of this stature, there is a primary bedroom suite with dressing room and ensuite. The bedroom includes a built-in wardrobe, two radiators and an exposed beamed ceiling. The dressing room benefits from a double fronted wardrobe with matching high level storage cupboards and display shelving. The ensuite has a modern W.C., wash hand basin and a walk-in shower cubicle with handheld and waterfall shower attachments, with full height waterproof panelled surround.

There are two further bedrooms located on the first floor, both of which benefit from radiators and double glazed casement windows. Finally, there is a house bathroom with a low flush W.C., wash hand basin set in a vanity surround and inset panelled bath with shower attachment and full height tiled splashbacks.

Of note is the fact that here are 3 attics all with a ladder access, insulated and boarded, and one has carpeting.

The property occupies a wonderfully secluded position, being set back off Sefton Avenue with access from a private driveway. A gated entrance leads through onto a block paved, gravelled, and flagged hardstanding which provides ample off road parking. The property's garage is accessed from the private drive and is of brick and tiled construction with remote activated garage door, light, and power. In addition, there are two separate recessed garden stores adjoining the garage elevation.

A block paved pathway adjoins the front and side elevations of the property, with the kitchen and entrance doors both featuring a covered storm porch. One of the most attractive features of the property is the private and secluded walled garden, which is centrally laid to lawn with a surrounding gravelled pathway and covered pergola, creating ideal space for outside entertaining. There is a separate flagged patio with an outside water tap adjoining the side elevation which creates a perfect seating area overlooking the garden. The garden is south facing, and thus enjoying the sunshine throughout the day. A greenhouse and a bank of solar panels are included within the sale.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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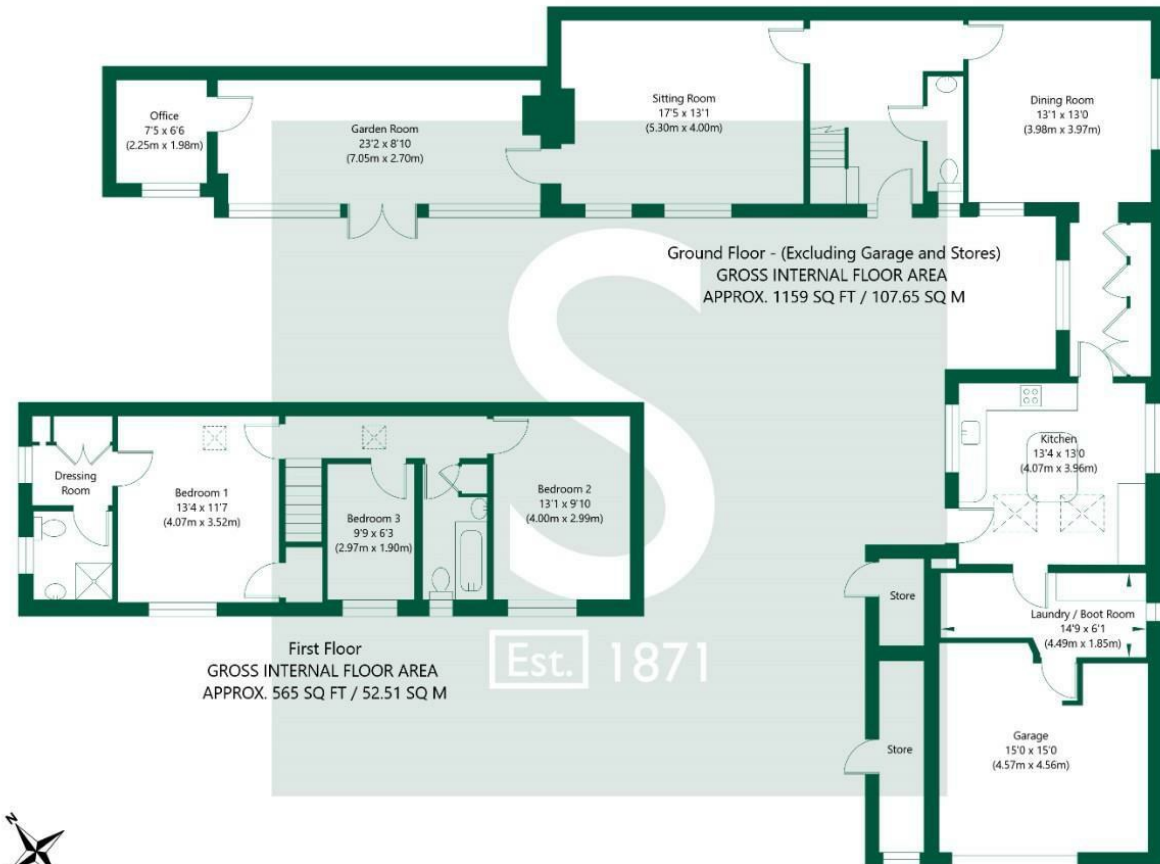
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 APPROXIMATE GROSS INTERNAL FLOOR AREA 1724 SQ FT / 160.16 SQ M - (Excluding Garage and Stores)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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