CLUBLEYS City

85, Malvern Avenue,
York, YO26 5SF
£495,000

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ABOUT THE PROPERTY

Situated within the popular area of Holgate, along an attractive tree-lined street, this generously proportioned four-bedroom semi-detached family home offers spacious and versatile accommodation together with a particularly generous rear garden.

The ground floor comprises a welcoming entrance hall, bay-fronted dining room opening through to a spacious sitting room with an open fire and French doors leading onto the garden. A bright open-plan dining kitchen provides an excellent space for everyday family life and entertaining, complemented by a separate utility area and ground-floor WC.

To the first floor are four well-proportioned bedrooms and a family bathroom, providing flexibility for growing families, guests or those requiring a home office. Externally, the property benefits from off-street parking to the front, while the substantial enclosed rear garden is mainly laid to lawn with patio seating areas, a summer house, garden shed and store/workshop.

Offering an appealing combination of generous living accommodation, four bedrooms and excellent outside space, this is a superb family home and viewing is highly recommended.

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Tenure: Freehold
City of York Council
Band: C

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL
3.75 x 2.03 (12'3" x 6'7")
Door to front.
Stairs to first floor with under stairs cupboard, wood flooring and radiator.

DINING ROOM
3.34 + bay x 3.93 max (10'11" + bay x 12'10" max)
Bay to front.
Radiator. Opening to;-

SITTING ROOM
5.29 x 3.73 (17'4" x 12'2")
French doors and windows to rear.
Open fire in tiled surround, radiator.

OPEN PLAN KITCHEN
4.23 x 4.21 (13'10" x 13'9")
Door and windows to rear, 2x velux windows.
Fitted with wall and base units comprising of working surfaces and breakfast bar, stainless steel sink unit, Smeg oven with extractor fan over. Space for fridge freezer, radiator.

SIDE ENTRANCE / UTILITY
3.98 max x 1.69 (13'0" max x 5'6")
Door to front.
Base units and space for washing machine.

WC
1.80 x 0.69 (5'10" x 2'3")
Low flush WC and wash hand basin.
Radiator.

FIRST FLOOR

LANDING
Access to loft.

BEDROOM ONE
3.65 max x 3.46 + bay (11'11" max x 11'4" + bay)
Bay to front.
Storage cupboard and radiator.

BEDROOM TWO
3.73 max x 3.33 (12'2" max x 10'11")
Window to rear.
Storage cupboard and radiator.

BEDROOM THREE
4.34 x 2.54 narrowing to 2.21 (14'2" x 8'3" narrowing to 7'3")
2x windows to front.
Radiator.

BEDROOM FOUR
4.20 x 1.89 (13'9" x 6'2")
2x windows to rear.
Radiator.

BATHROOM
2.14 x 1.68 (7'0" x 5'6")
Velux window.
Suite comprising bath with shower over, wash hand basin and low flush WC. PArt tiled walls, chrome ladder style towel rail and extractor fan.

OUTSIDE
Externally, the property benefits from off-street parking to the front, while the substantial enclosed rear garden is mainly laid to lawn with patio seating areas, a summer house, garden shed and store/workshop.

ADDITIONAL INFORMATION

SERVICES
Mains gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES
None of the appliances have been tested by the Agents.

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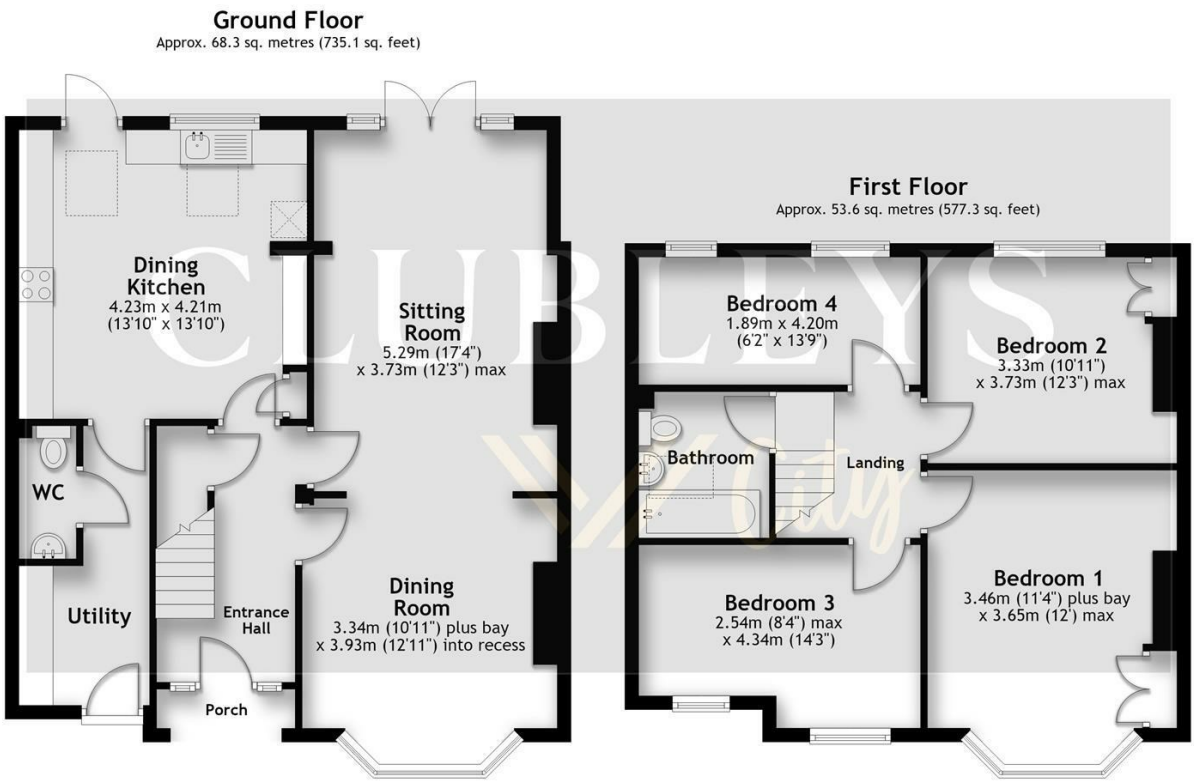

Total area: approx. 121.9 sq. metres (1312.5 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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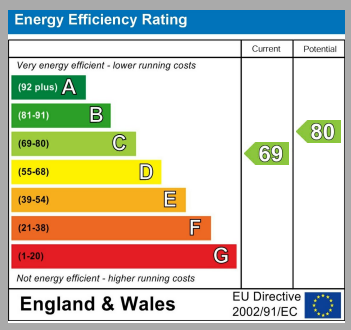
8 The Square, Stamford Bridge, York,
YO41 1AF
01904 202544
york@clubleys.com
clubleys.com/city



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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.