



14 Welton Avenue,
York, North Yorkshire YO26 5SL

Guide Price £349,950

**BISHOPS**
PERSONAL AGENTS

Bishops Personal Agents offer for sale this well presented three-bedroom extended semi-detached home, just to the south/west of York off Boroughbridge Road, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, schools, including the Manor C of E Secondary school and the Acomb shopping centre close at hand, this lovely home has been updated by the current owners, with a fabulous open plan extended-living space. Ideal for a variety of purchasers including first time buyers, professional couples, families and those looking to retire, this property will be very popular. Another great feature is that there is still further potential to enhance the house, by developing the attic space as others have on the street. Benefitting from double glazing and gas central heating, this property briefly comprises; Front entrance hall with a staircase leading to the first floor. To the front we find the bay fronted living room. Then forwards from the hallway into an extended entertaining space, the dining room with a feature fireplace as a focal point, opening into a further sitting room with French doors leading out into the garden. A downstairs cloakroom can also be found. The modern fitted kitchen, with a superb range of cottage style white units, plus some integral appliances completes the ground floor. The stairwell leads up to the first-floor landing, where there are three bedrooms and a shower room. Outside to the front is a gated, low maintenance garden with a shared block paved driveway, providing ample off street parking leading to the detached garage, just right as a workshop for a car/cycle enthusiast or could be used as a gym, or converted to an office for those who run a business or work from home. We also find to the rear, a fenced garden with a paved patio area, perfect for outside entertaining. Easy access is found into York and afar via the local bus services and good road links, take you to Harrogate and Leeds. In summary, this lovely home in the very popular "Boroughbridge Road" area, provides an exceptional opportunity to secure a property, with easy access to very popular local schools, shops and road links into York and afar. Sold with no onward chain! An early viewing is highly recommended not to miss out!

Welton Avenue is situated within the popular Boroughbridge Road residential location, offering excellent access to the City Centre, The Knavesmire and Acomb Park. This property is within close proximity of the railway station. In addition, within easy access of the well-regarded schools of Poppleton Road Primary, Carr Lane Primary and The Manor C of E Secondary School. For the commuter, there are regular transport links to and from the city centre, which is within easy walking distance if you wish to take an easy stroll and there is also good access to the A64 and the surrounding towns and cities, including Leeds in approximately 30 minutes and Harrogate as well as the national motorway networks. York's mainline railway station is within walking distance and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Upvc front entrance door and windows to hallway, ceiling coving, under stairs storage, laminate flooring and radiator*. Stairs leading to the first floor. Doors leading to...

Living Room

12' 11" x 12' 3" (3.93m x 3.73m) Into bay Double glazed bay windows to front aspect, feature fireplace with a marble hearth and electric point*, picture rail, laminate flooring, tv point* and radiator*.

Dining Room

11' 11" x 11' 1" (3.63m x 3.38m) Feature fireplace with a marble hearth and electric fire*, ceiling coving, laminate flooring and tv point*. Opening to...

Sitting Room

11' 10" x 8' 8" (3.60m x 2.64m) Double glazed French doors and windows to rear aspect, laminate flooring, tv point* and radiator*. Door leading to...



Cloakroom

Double glazed window to side aspect, low level wc, sink with mixer tap, down lighting and radiator*.

Kitchen

10' 10" x 7' 11" (3.30m x 2.41m) Fitted kitchen with a modern range of white base and wall mounted units with matching work preparation surfaces over, Inset sink with mixer taps, integral appliances include electric oven* and grill*, electric hob*, extractor hood*, space for a dishwasher, plumbing for a washing machine*, double glazed windows to rear and side aspects and radiator*. Door leading to the side.

First Floor Landing

Double glazed window to side aspect and loft hatch. Doors leading to...

Bedroom 1

13' 6" x 11' 1" (4.11m x 3.38m) Into bay Double glazed bay windows to front aspect, dado rail, built in wardrobes, drawers, laminate flooring and radiator*.



Bedroom 2

11' 10" x 11' 2" (3.60m x 3.40m) Double glazed windows to rear aspect, picture rail, built in wardrobes, laminate flooring and radiator*.

Bedroom 3

7' 7" x 7' 4" (2.31m x 2.23m) Double glazed windows to front aspect and radiator*.

Shower Room

7' 4" x 7' 3" (2.23m x 2.21m) Comprising; Shower cubicle with mains shower over*, pedestal wash hand basin, set in a vanity unit with mixer tap, low level wc, airing cupboard with wall mounted boiler*, down lighting, double glazed window to the side aspect and heated rail*.

Garage

18' 11" x 9' 6" (5.76m x 2.89m) Garage with an electric roller door, power/ lighting*, window and upvc door to the side.



Outside

Outside to the front is a gated, low maintenance garden with a shared block paved driveway, providing ample off street parking leading to the detached garage, just right as a workshop for a car/cycle enthusiast or could be used as a gym, or converted to an office for those who run a business or work from home. We also find to the rear, a fenced garden with a paved patio area, perfect for outside entertaining.

Agents Note

Epc rating TBA, Council tax band C.

Broadband supplier: Not Connected.

Broadband speed: Not Connected.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.





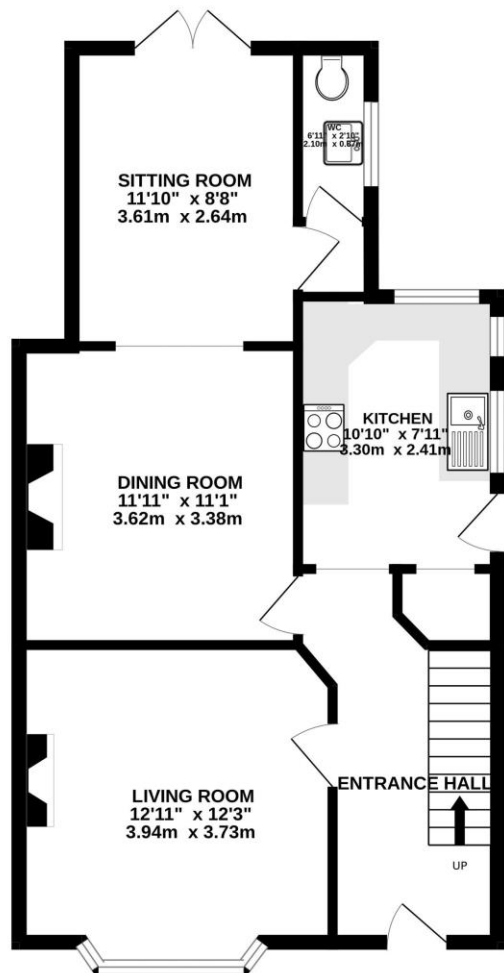
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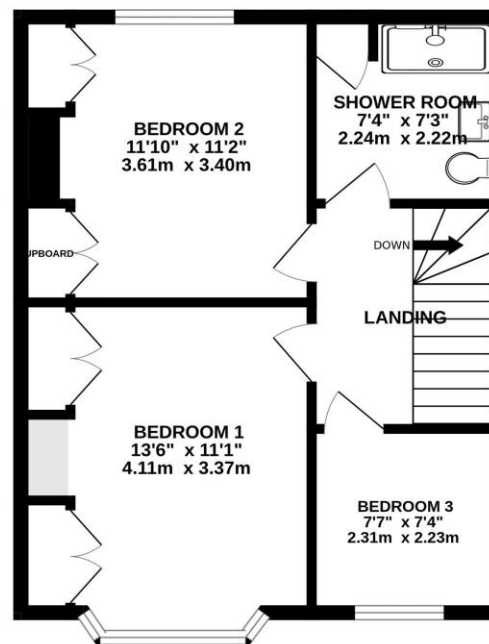
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GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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