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- EPC C
- Easy Access To Amenities
- Ready To Move Into
- Driveway Parking
- Sought After Residential Area
- Modern Presentation Throughout
- Three Bedrooms
- Detached Bungalow

Freehold  
Council Tax Band - C

# Sefton Avenue , York YO31 9LR



GROUND FLOOR  
905 sq. ft. (84.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the location, measurements of rooms and any other dimensions shown on this plan are given as an approximate indication only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



Sefton Avenue  
, York  
YO31 9LR

£325,000



Set along the popular Sefton Avenue, just north-east of York's historic centre and within easy reach of Heworth Golf Course and The Stray, is this wonderfully well-presented and extended three bedroom detached bungalow. Enjoying a south-east facing rear garden and offering spacious, light-filled accommodation throughout, it presents an ideal opportunity for a range of buyers seeking a comfortable and ready-to-move-into home in a desirable residential setting.

The property is accessed from the rear into a bright and welcoming kitchen diner, where French doors open directly onto the garden and a lantern roof floods the room with natural light. The kitchen is fitted with a range of units and includes space for modern appliances, including an American-style fridge freezer and dishwasher. Open plan to this space, the lounge offers a space for everyday living, with a window to the side enhancing the sense of light.

A separate utility room provides additional storage and space for laundry appliances, along with access to a convenient cloakroom/WC. From the inner hallway, there are three bedrooms and a modern house bathroom. The principal bedroom enjoys a lovely bay window and its own door opening onto the side path.

Externally, the front of the property has been hard landscaped for ease of maintenance and includes a driveway providing ample off-street parking, leading to a detached garage with power and lighting. The side and rear gardens are mainly laid to lawn, with a gravelled play area and a decked seating area accessed directly from the kitchen.

A well presented home in a sought-after location, early viewing is highly recommended.

Council Tax Band C

