

Penyghent Avenue
, York
YO31 0QJ

Freehold
Council Tax Band - B

- Spacious Four Bedroom Semi Detached Home
- Generous Ground Floor Bedroom With En-Suite
- Extended Rear Offering Flexible Living
- Well-Appointed Kitchen & Utility Room
- Ground Floor WC
- Excellent Access To York Centre
- South-West Facing Rear Garden
- Driveway Parking
- EPC D



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£325,000

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Situated in a popular residential area to the east of York, this spacious three/four-bedroom semi-detached home has been thoughtfully extended to the rear, offering versatile accommodation for families. The ground floor features a generous primary bedroom with a modern en-suite shower room, providing a peaceful and private retreat. The property enjoys excellent access to the city centre, local amenities, and convenient routes towards the A64, making it ideal for commuters.

The accommodation is bright and well-proportioned, beginning with an inviting entrance hallway that includes useful understairs storage and a cloakroom/WC. The lounge is a generous space, with windows to both the front and rear elevations and a central electric fire, creating a welcoming focal point. A rear hallway leads through to a utility cupboard, a handy store, and a well-appointed kitchen, which offers a range of contemporary wall and base units, a built-in oven, and a five-burner gas hob with extractor hood.

The ground floor is completed by the impressive primary bedroom, which enjoys lovely views over the rear garden and access to a modern en-suite with underfloor heating. Upstairs, there are two further bedrooms, an office and a two-piece bathroom.

Externally, the home sits on a generous plot with a south-west facing rear garden, designed to catch the afternoon sun. The garden is mainly laid with decorative slate, features a raised decked area and planted borders, and includes a large wooden shed and a tranquil fish pond. To the front, there is a neat garden and off-street parking.



















