



Eva Avenue,  
Rawcliffe, York  
YO30 5TY

£400,000



An attractive and individual detached bungalow set within the popular Rawcliffe area of York, offering flexible two/ three bedroom accommodation, two bathrooms and a substantial rear extension and open plan living space. The property has been thoughtfully improved to create a bright and characterful home with the addition of a generous first floor principal bedroom suite.

An entrance hallway with mosaic tiled flooring leads into the lounge at the front of the property. This charming room features a curved bay window and an exposed brick fireplace with multi fuel stove creating a warm focal point or could be used as a third bedroom.

A study area links the front of the property to the rear extension and provides access to the staircase leading to the first floor. Beyond this is the impressive garden room spanning the width of the property, a wonderfully bright living space with two sets of bifold doors opening onto the rear garden. Finished with exposed floorboards and rustic brickwork, this room provides a relaxed space ideal for both everyday living and entertaining.

The dining area features bespoke shelving with timber work surfaces and flows into the kitchen which is fitted with a range of wall and base units with wood effect worktops and tiled splashbacks. There is space for a range cooker with extractor above, an integrated slimline dishwasher and space for further appliances.

The ground floor also offers a generous double bedroom with curved bay window together with a stylish shower room featuring a large walk in frameless shower.

To the first floor is the impressive principal bedroom suite with dormer window overlooking the rear garden, a separate dressing room and a striking ensuite bathroom fitted with a freestanding slipper bath and high level WC.

Externally the front garden provides off street parking and leads to an attached garage with power and light. The rear garden offers a lawn, raised decked seating area and covered bar area.





# Eva Avenue Rawcliffe, York YO30 5TY

Freehold  
Council Tax Band - C

- Detached Dormer Bungalow
- Two Double Bedrooms
- Two Bathrooms
- Rear Extension
- Modernised Throughout
- Rear Garden, Driveway & Garage
- EPC TBC



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.

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