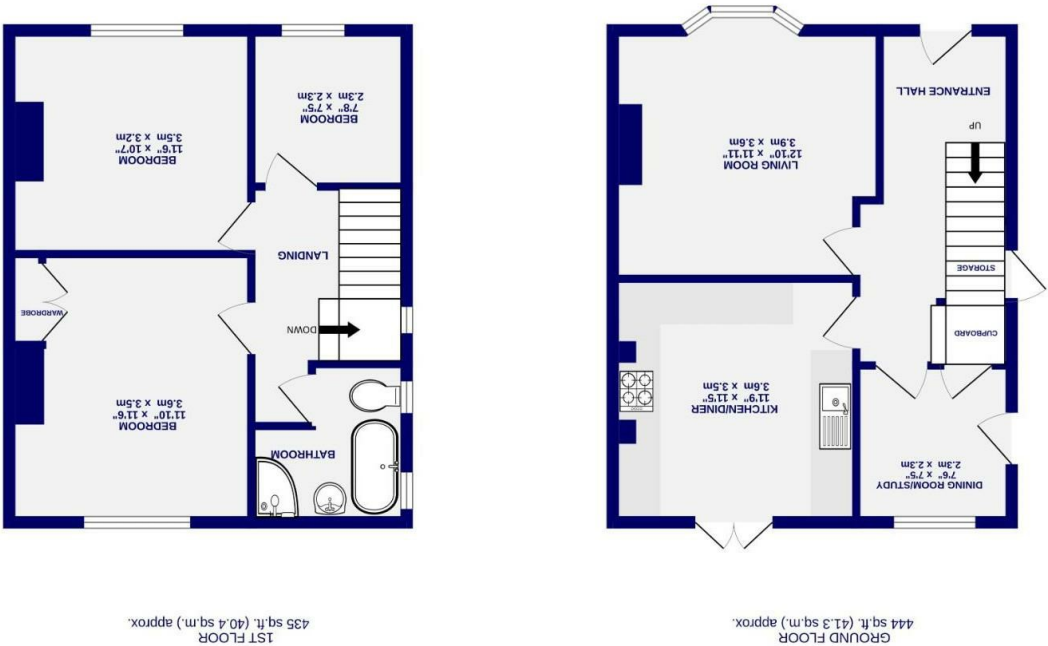


Woodlea Avenue , York YO26 5JX

Freehold
Council Tax Band - B

- Traditional Three Bedroom Semi Detached Home
- Three Well Proportioned First Floor Bedrooms
- Superb Kitchen Space With Patio Doors
- Generous Plot With Elevated Position
- Light Filled Front Aspect Living Room
- Flexible Dining Study Or Playroom
- Sought After Acomb Location
- Established Rear Garden With Patio Area And Garage.
- Four Piece Family Bathroom Suite
- EPC C



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Woodlea Avenue
, York
YO26 5JX

£290,000

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A traditional three-bedroom semi-detached family home situated in this sought-after and convenient location in Acomb, just a short walk from a wide range of shops, cafes and local amenities. This well-maintained family home occupies a generous plot and offers versatile living space, ideal for modern family life. Set back and slightly elevated from the tree-lined road, the property enjoys a pleasant outlook and a sense of privacy.

An entrance hall leads through to a light-filled living room positioned to the front of the property, creating a welcoming and comfortable reception space. To the rear is a superb fitted kitchen with patio doors opening directly onto the tiered rear garden. The kitchen flows through to a flexible dining area, which can also be used as a study or playroom, with further access to the side of the property.

To the first floor are three well-proportioned bedrooms, along with a generous four-piece house bathroom finished in neutral tones.

Externally, the property benefits from a small lawn area, a driveway to the front leading to the garage, and to the rear a beautifully established garden with patio seating area, perfect for relaxing and entertaining.

Offered with no onward chain, this is an excellent opportunity in a popular residential area, and an early inspection is highly recommended to fully appreciate the space and setting on offer.

