



South Bank Avenue

Off Bishopthorpe Road, York

YO23 1DP

£400,000



This period home, located to the south of York and a mere stroll from both the Knavesmire and the delightful array of local amenities offered on the celebrated Bishopthorpe Road, has been thoughtfully extended and updated to suit modern living while retaining its original charm and character. The property has been meticulously renovated by the current owner, ensuring that its period features are preserved alongside contemporary upgrades.

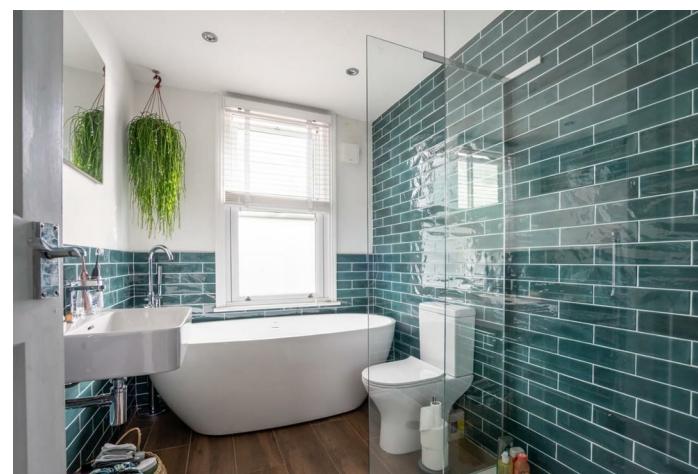
The internal layout has been transformed to embrace open plan living, with a spacious rear extension creating a stunning kitchen, dining, and living area. This bright and airy space is perfect for family life and entertaining, featuring a modern kitchen with a generous array of wall and base units, integrated appliances, and stylish central island. The kitchen area seamlessly flows into the dining and living spaces, with French doors opening onto the rear courtyard, blending indoor and outdoor living spaces beautifully. Additionally, a utility space and a convenient ground floor WC have been thoughtfully incorporated, enhancing the practicality of the home.

The first floor hosts two well-proportioned double bedrooms and a four-piece bathroom suite, maintaining the home's traditional layout. The loft has been converted into a third bedroom, complete with eaves storage and an ensuite shower room, providing a private and comfortable space away from the main living areas.

Externally, the property benefits from a paved courtyard, perfect for outdoor dining and relaxation, while on-street parking is readily available. This home is a unique find in a sought-after location, blending the best of old and new. Viewing is highly recommended to fully appreciate the thoughtful design and quality of finish throughout this home.

Council Tax Band B.

Agents Notes: Please note that this property is being sold on behalf of family member of an employee of Ashtons Estate Agents.



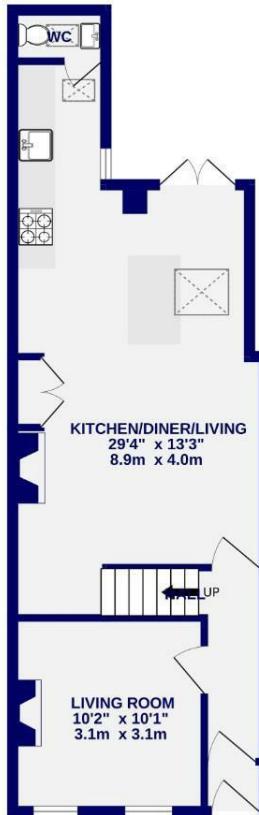


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Freehold
Council Tax Band - B

- Period End Terrace House
- Loft & Kitchen Extension
- Three Bedrooms & Two Bathrooms
- Period Features Including Tiled Hallway
- Recently Modernised Kitchen & Bathroom
- Walking Distance Of Bishopthorpe Road
- New Boiler
- EPC D

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.

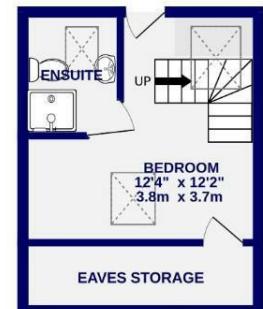


TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and any other items are approximate. If included in the plan, the eaves/storeroom forms part of the overall floor area and no responsibility is taken 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.
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1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR
195 sq.ft. (18.1 sq.m.) approx.



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