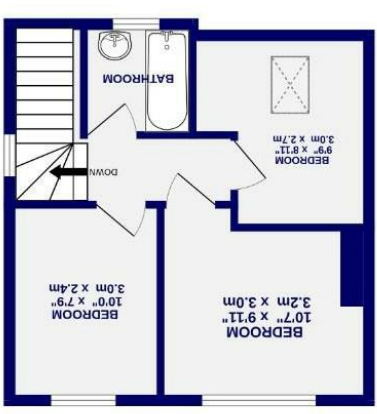
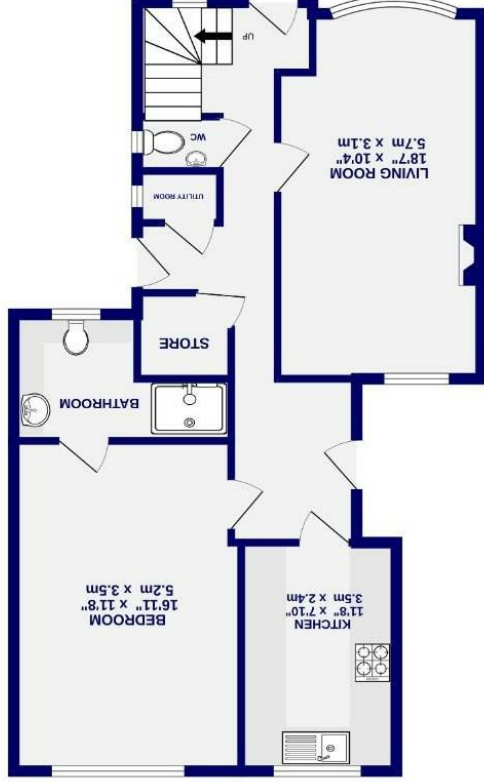


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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.

Whilst every attempt has been made to ensure the accuracy of the foregoing, measurements of rooms and any other details are approximate. It is advised to take the measurements with you and to check the overall floor area and to re-verify it taken for any other reason or measurement. This plan is for illustrative purposes only and should be used as a guide only. The correct, options and appliances shown have not been tested and no guarantee as to their operability. Measurements shown have not been tested and no guarantee as to their operability. Made with Metreage 5/20/20



1ST FLOOR  
356 sq ft. (33.1 sq m.) approx.



GROUND FLOOR  
774 sq ft. (71.9 sq m.) approx.

- 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

Freehold  
Council Tax Band - B

# Penyghent Avenue , York YO31 0QJ



Penyghent Avenue  
, York  
YO31 0QJ

Offers Over £350,000



Situated in a popular residential area to the east of York, this spacious 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 three further bedrooms 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.

