



Little Avenue
York
YO30 6JG

Offers Over £300,000

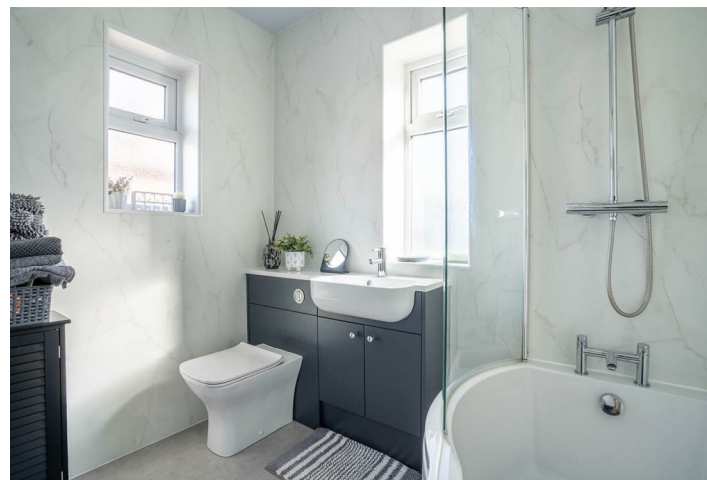
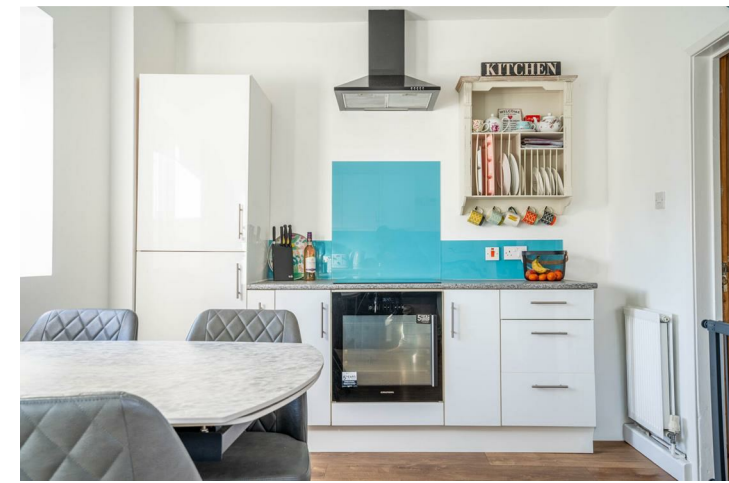


Ashtons Estate Agents are delighted to present this well-maintained three-bedroom semi-detached family home, with two reception rooms and a useful attic room, tucked away within a quiet cul-de-sac between Burton Stone Lane and Clifton Backs. Much loved by the same family for over twenty years, the property offers generous and versatile living space, a substantial driveway providing off-street parking for multiple vehicles and a generous south-facing rear garden. Ideally positioned for York city centre, York Hospital, Clifton Moor Retail Park and a good choice of local schools, this is an appealing home for families seeking space and convenience in an established residential setting.

The entrance hall leads through to the front living room, a cosy space featuring warm wood-effect flooring, a front-facing window allowing plenty of natural light and a feature fireplace. Off the living room is a second reception room, offering flexibility as a home office, snug or additional dining space. To the rear, the open-plan breakfast kitchen features a good range of sleek fitted wall and base units, together with space for additional appliances. A rear door provides direct access to the garden.

The first floor offers three bedrooms, comprising two good-sized doubles and a further smaller bedroom, alongside the modern house bathroom, which has been recently updated. A particular feature is the large attic room on the second floor, providing useful additional space for hobbies, a home office, gym or occasional bedroom.

Externally, the property is approached via a neat and substantial concrete forecourt, providing off-street parking for multiple vehicles. To the rear, the generous south-facing garden features a decked terrace and lawn, creating a lovely setting for outdoor dining, entertaining and enjoying the sunshine.





*AI staged – illustrative, not to scale



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Freehold
Council Tax Band - B

- Semi-Detached Family Home
- Three Bedrooms And Loft Room
- Two Versatile Reception Rooms
- Open-Plan Dining Kitchen
- Convenient For Hospital And City Centre
- Recently Updated House Bathroom
- Quiet Cul-De-Sac Position
- Large Driveway With Multiple Parking
- Generous South-Facing Rear Garden
- EPC D

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TOTAL FLOOR AREA : 1106 sq.ft. (102.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/storeroom will form 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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