



Welton Avenue  
Off Boroughbridge Road, York  
YO26 5SL

£435,000



Situated on a quiet cul de sac in this highly sought after area of York, close to local amenities, schools and the outer ring road, this impressive family home has been extended and updated to offer spacious accommodation over three floors.

The property opens into a welcoming entrance hallway with oak flooring and understairs storage. To the front is a bright lounge with bay window and fitted shutters, creating a comfortable living space.

To the rear is the superb extended dining kitchen, forming the heart of the home. Fitted with a range of wall and base units, granite worktops, Belfast sink and integrated appliances including a dual fuel range cooker, wine cooler, dishwasher and washing machine, the space is ideal for modern family living. The dining area features a log burner, while two Velux windows and bi fold doors allow plenty of natural light and open onto the south facing rear garden. A useful ground floor W.C completes the layout.

To the first floor are three bedrooms, including two doubles with fitted wardrobes and a further single bedroom currently used as a home office. The house bathroom features a freestanding bath with shower over, wash basin and W.C.

The loft has been converted to create a spacious principal bedroom with fitted wardrobes, eaves storage and en suite bathroom.

Externally, the property benefits from a driveway providing off street parking for two cars and gated side access to the landscaped south facing rear garden with lawn, patio seating area, flower borders and fish pond. To the rear is a detached brick garage/workshop with power and lighting.

A viewing is highly recommended to appreciate the space and finish on offer.

Council Tax Band - C

