

Glen Avenue, York  
£500,000

A substantially extended and renovated home situated a stones throw away from York's city centre.



Located in the highly sought-after area of Heworth, this property enjoys easy access to local amenities, reputable schools, and excellent transport links, making it an ideal choice for those seeking a balance of comfort and connectivity.



The property is entered via a composite door into the hallway with staircase leading to the first floor accommodation. A right turn leads into a cosy living room, neutrally decorated with a feature wall, providing a comfortable retreat, perfectly suited for quiet evenings. The property has been extended double-storey to the side, creating a wonderful kitchen dining space. The kitchen features an abundance of wall and base units, stylish worktops, integrated appliances, swan-neck style tap with stainless steel sink and four ring gas induction hob. Bi-folding doors open out onto a landscaped, low maintenance rear garden with fenced borders and porcelain paving. Adjoining the kitchen diner is a matching utility room, and a downstairs W.C. The double garage can be accessed internally, and can provide off-street parking for two vehicles with remote-controlled roller door.



To the first floor, are four generous double bedrooms and two bathrooms; the primary bedroom benefits from built-in wardrobes and windows to the front elevation. The extension upstairs has created two further bedrooms, one boasting a contemporary three-piece en-suite currently used for guests. The upstairs accommodation is completed with a modern, three-piece bathroom suite, consisting of bathtub with shower over, wash hand basin, fully tiled floors and walls, and W.C.

This home has been thoughtfully renovated over time to create a modern family home in an excellent location for schooling, amenities and local transport links. An internal inspection is recommended.



## Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband: Up to 1000 Mbps\*

EPC Rating: TBC

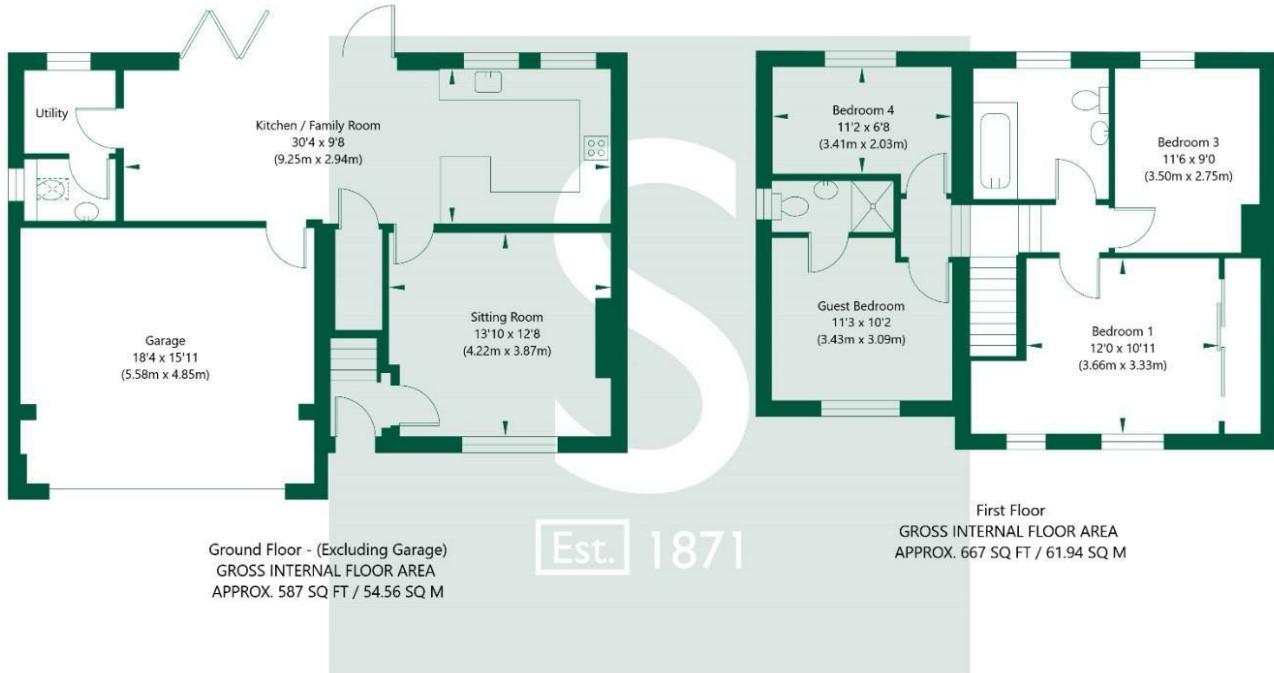
Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

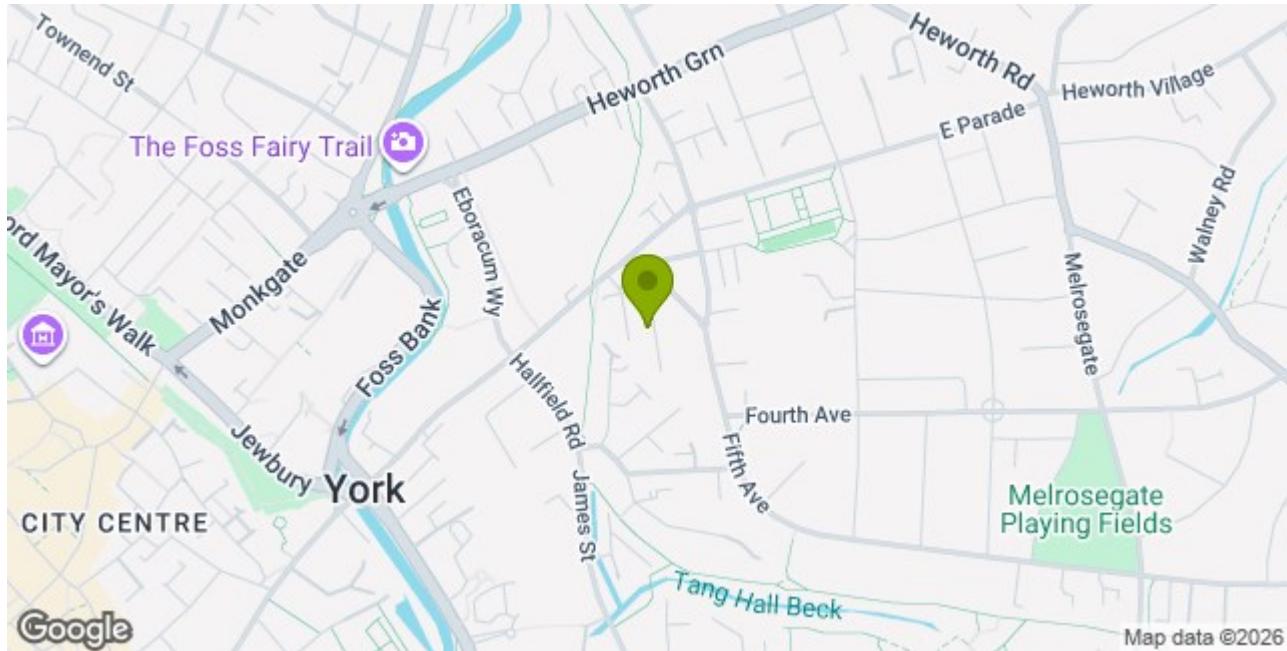
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\*Download speeds vary by broadband providers so please check with them before purchasing.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1254 SQ FT / 116.5 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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