



Belvoir Avenue, York

£440,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Belvoir Avenue,
York YO41 4DS

Est. 1871

£440,000

A thoughtfully extended and immaculately presented four-bedroom detached family home, offering spacious and highly versatile accommodation, set within a quiet residential estate in the popular village of Elvington and falling within the highly sought-after Fulford School catchment.

The property has been carefully improved to create a layout perfectly suited to modern family life. At its heart is a superb open-plan kitchen, dining and family space—an inviting and sociable hub ideal for everyday living and entertaining. The kitchen is well-appointed with a range of fitted units, generous worktop space and a breakfast bar, flowing naturally into a relaxed seating and dining area.

A separate sitting room provides a cosy yet stylish retreat, enhanced by bespoke fitted shelving and a contemporary feel, with doors leading through to a conservatory that enjoys pleasant views over the rear garden and offers an additional reception space filled with natural light.

Upstairs, the home offers four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and the added benefit of a private en-suite shower room. The remaining bedrooms are served by a modern family bathroom, while the fourth bedroom—currently arranged as a study—offers flexibility for home working, guests or growing families.

Externally, the property occupies a pleasant corner position



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

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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



on a quiet estate, with driveway parking and a garage to the front. To the rear, the enclosed garden is mainly laid to lawn with established planting and a patio area, providing an ideal space for outdoor dining, children's play and relaxing in a private setting.

Elvington is a well-regarded village to the south-east of York, known for its strong community feel and range of local amenities including a village shop, pub, primary school and scenic countryside walks. The location also provides easy access into York city centre, while the Fulford School catchment remains a key draw for families.

A fantastic opportunity to acquire a spacious, turn-key family home in a peaceful yet well-connected village setting.



Partners:

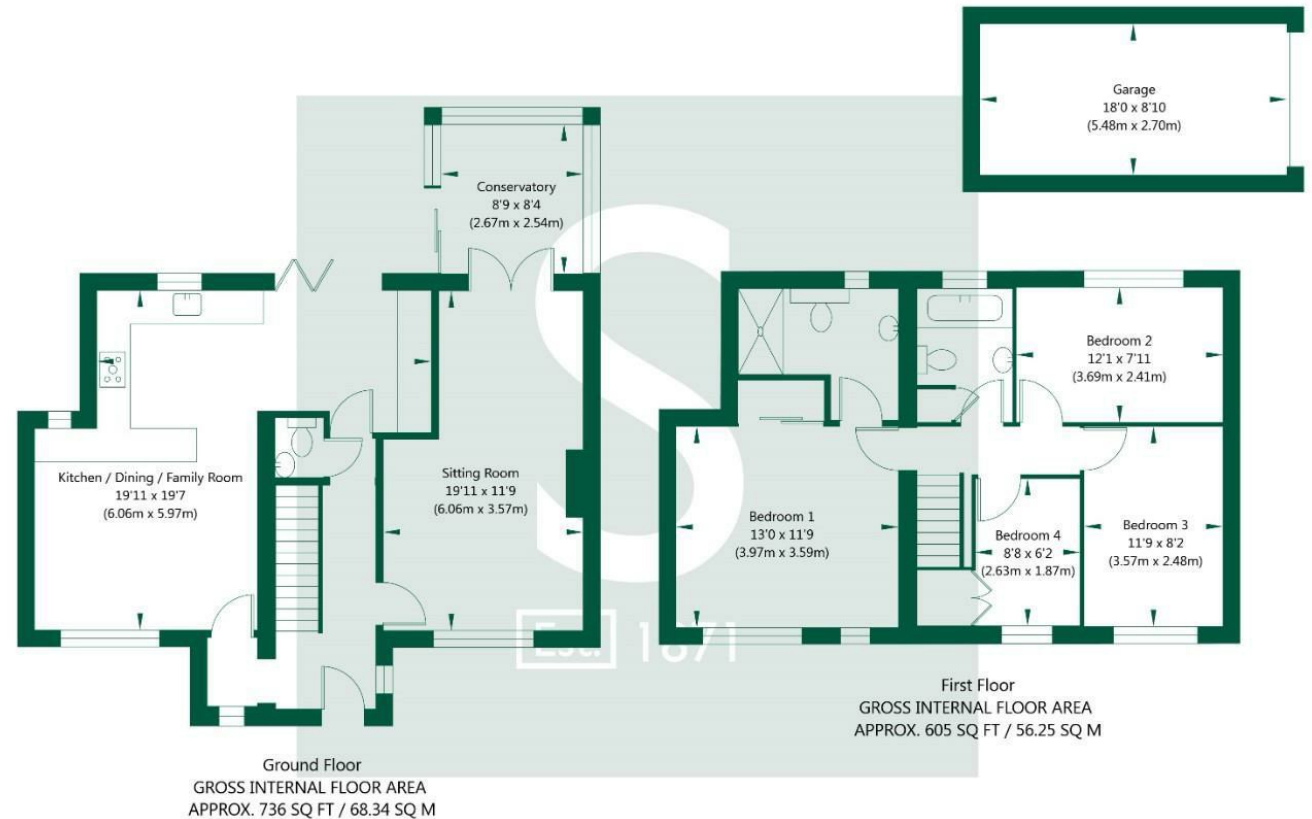
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1341 SQ FT / 124.59 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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