



60 Beech Avenue
York, YO24 4JL
Guide Price £525,000

A highly impressive three storey four/five bedroom extended semi detached house with fabulous rear garden with triple workshop/garage on this residential street within the leafy area of Holgate and close to West Bank Park. Convenient for York city centre, Acomb Front Street, Hob Moor and within walking distance to York railway station, the property is also served by sought after schools and is ready to view!

Benefitting from uPVC double glazing and gas central heating, the bright and versatile living accommodation comprises: entrance hallway, dining room with bay window, 14' living room, fitted kitchen, full width garden room with utility area, first floor landing, three first floor double bedrooms, study/bedroom five, large five piece house bathroom, second floor landing and second floor master bedroom with shower en-suite, Juliet balcony and plenty of eaves storage. To the outside is a front driveway providing off-street parking and the potential for electric car charging, leading to a carport accessed by an electric roller door, to the rear is a long lawned garden with patio area and 20' x 26' workshop/garage with power and lighting.

Viewings are strictly by appointment, please contact Churchills Estate Agents today!

Entrance Hallway

uPVC doors and windows to front, tiled and real wood flooring, single panelled radiator, uPVC window to side, carpeted stairs to first floor

Dining Room

12'3 x 12'1 (3.73m x 3.68m)
uPVC bay window to front, real wood flooring, single panelled radiator, gas fire with surround, coving, power points

Kitchen

uPVC window to rear, door to carport, fitted solid wood wall and base units with counter top, one and a half stainless steel sink and draining board with mixer tap, gas hob and electric oven, understairs cupboard, double panelled radiator, power points, tiled flooring, spotlights

Living Room

13'11 x 12'3 (4.24m x 3.73m)
Gas fire with surround, solid oak flooring, single panelled radiator, television points, power points

Garden Room/Utility

17'8 x 12'8 (5.38m x 3.86m)
uPVC double glazed windows and French doors to garden, double panelled radiator, tiled flooring, fitted units, stainless steel sink and draining board with mixer tap, power points, plumbing for automatic washing machine

First Floor Landing

Carpeted floors, uPVC window to front, stairs to second floor, power points, double panelled radiator





Bedroom 2

12'3 x 11' (3.73m x 3.35m)

uPVC bay window to front, fitted wardrobes, radiator, carpets, power points

Bedroom 3

13'4 x 12'3 (4.06m x 3.73m)

uPVC bay window to rear, fitted wardrobes, single panelled radiator, carpets, power points

Bedroom 4

11'8 x 8 (3.56m x 2.44m)

uPVC window to front, double panelled radiator, carpets, power points

Bedroom 5/Study

7'7 x 6'6 (2.31m x 1.98m)

uPVC window to rear, wall mounted gas combination boiler, laminate flooring, power points

Bathroom

Velux window to rear, Jacuzzi bath with tiled surround, low level w.c, wash hand basin, walk-in shower cubicle, bidet, Villeroy and Boch tiled walls and tiled flooring, underfloor heating, heated mirror, two towel radiators, recessed spotlights, extractor fan

Second Floor Landing

Carpeted floors, door to

Master Bedroom

17'1 x 16'1 (5.21m x 4.90m)

Juliet balcony to rear, Velux window to front, double panelled radiator, carpets, power points, eaves storage, spotlights

En-suite Shower Room

Velux window to rear, Aqualisa walk in shower cubicle, low level w.c., pedestal wash hand basin, two column radiators, LVT flooring, recessed spotlights, extractor fan, shaver point, eaves storage

Outside

Front driveway, electric roller door to car port, outside tap, rear long garden with patio, flower borders, fence and hedge boundaries

Triple Garage

26' x 20' (7.92m x 6.10m)

Power and lighting, up and over garage doors (one of which is electric), door to rear storage area

Agents Note

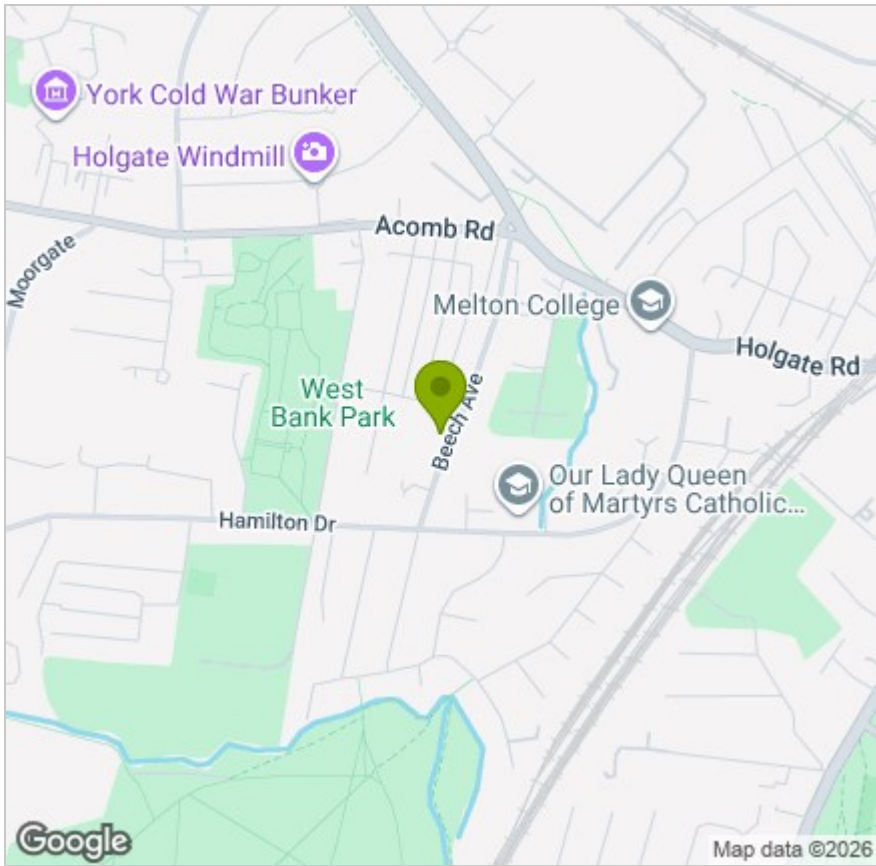
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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