Horner Avenue, York YO61 1YD

£280,000

Stephensons
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A surprisingly spacious 3 bedroom semi-detached home in a sought after village just 3.5 miles from Easingwold and 7 miles north of York. Offered with no onward chain, this impressively presented family property features extended living space that includes a 19'10" (6.05m) long living room, 21'8" (6.60m) long dining kitchen, off-road parking and a south facing rear garden.

Tenure: Freehold
Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: D
Council Tax: C - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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







A practical entrance lobby and an impressive 19'10" (6.05m) long living room immediately set the tone for the unexpectedly generous proportions this fabulous family home has to offer. The living room overlooks the front garden and features a contemporary feature fireplace, useful storage cupboard and a staircase rising to the first floor.

The 21'8" (6.60m) long dining kitchen provides a highly versatile space with excellent potential to expand the current kitchen's cabinetry and worktop areas further, while still accommodating space for a dedicated dining area, home office, playroom or cosy snug.

The attractively appointed kitchen is fitted with a range of base and wall storage cupboards complemented by granite effect worktops, a stainless steel one and a quarter bowl sink and drainer, space for freestanding appliances and a double glazed door opening directly onto the south facing rear garden.

The ground floor also features a staircase off the living room, walk-in storage cupboard and a cloakroom/wc.

To the first floor, the landing benefits from two useful storage cupboards and gives access to a surprisingly spacious principal bedroom enjoying south facing views, a further double bedroom and a generous single bedroom. These are all served by a stylish family bathroom fitted with a bath with shower above, heated towel rail, wash basin and WC.

Additional features of note include double glazing throughout and independent electric heating via Dimplex night storage heaters, all of which were upgraded and replaced in 2024.

Externally, the front garden is predominantly laid to lawn, while an 18 yard (16.75m) long driveway provides ample off road parking.

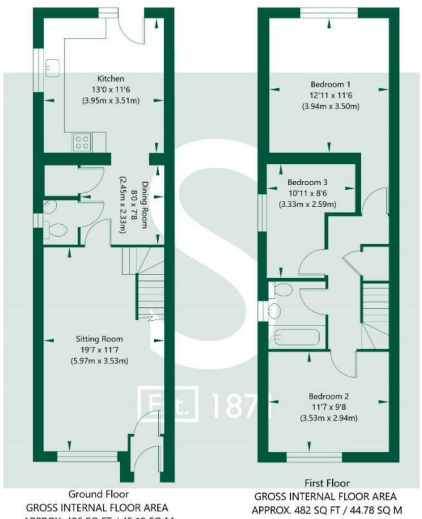
The south facing rear garden offers a small lawn, paved and slate chipped seating areas plus a useful storage shed.

AGENTS NOTE
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Horner Avenue, Huby, York, YO61 1YD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 968 SQ FT / 89.97 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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