



Balk Avenue, Helperby, York

£375,000

Stephensons
estate agents & chartered surveyors

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Est. 1871

**Balk Avenue,
York YO61 2PZ****£375,000**

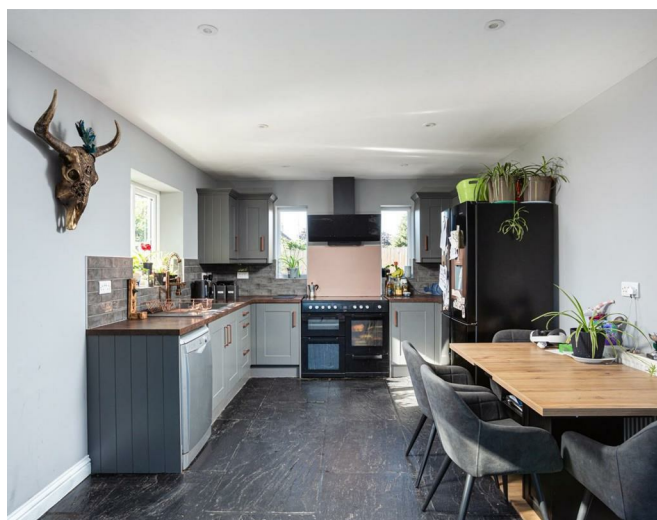
An extended semi detached house occupying an outstanding corner position with generous gardens and featuring a master bedroom suite, living kitchen and open rear and side aspect.

This significantly extended and much improved semi-detached house occupies a choice corner plot position with generous gardens and an open aspect creating an outstanding family opportunity.

The property is located in the heart of Helperby which is regarded as one of the region's most sought after villages offering quick and easy access to both Boroughbridge and Easingwold.

Internally, the property is entered at the front into a spacious living room having a solid fuel burning cast iron stove set on a stone hearth with exposed brick surround. There is a television aerial point, staircase leading to the first floor, in addition to a radiator and double fronted floor to ceiling storage cupboard. An inner hall with mounted shelving leads through into a utility room which has a single radiator and built-in understairs pantry cupboard. There is a range of storage cupboards with fitted worktop and plumbing for a washing machine.

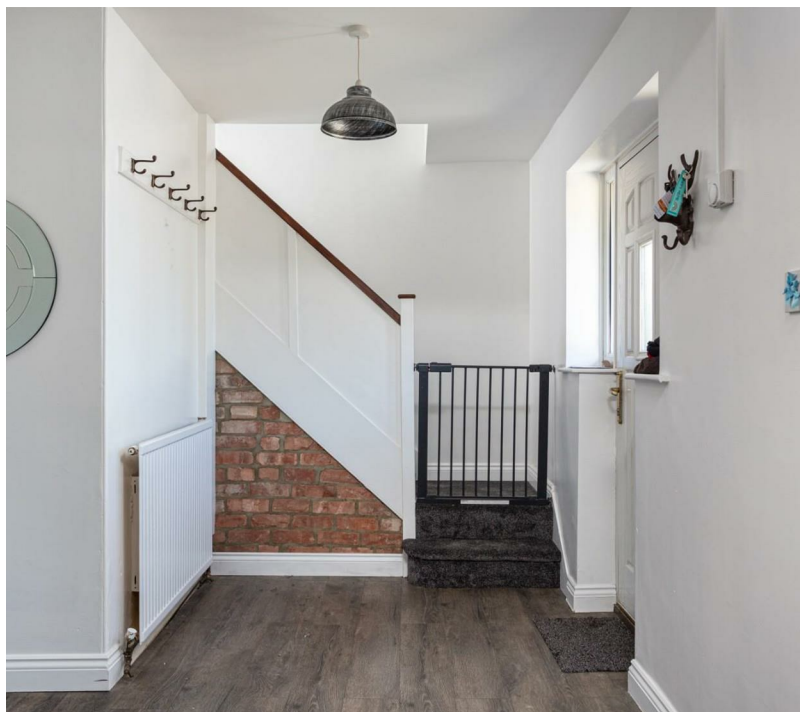
An archway leads through into the open plan breakfast kitchen, which forms part of the property's extension. The kitchen includes a range of built-in high and low level cupboards to three sides with laminated worktops and inset polycarbonate sink unit. The kitchen has a freestanding 6-point range cooker with an extractor in addition to plumbing for an American style fridge freezer unit and dishwasher. French doors and sliding doors both give access out onto the side and rear gardens beyond. The kitchen also benefits from ceiling down lighters, tiled flooring and a radiator.



Tenure: Freehold
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected. Oil Central Heating.
 Broadband Coverage: Up to 76* Mbps download speed. Up to 115* Mbps upload speed
 Council Tax: C - North Yorkshire Council
 EPC: D (59)
 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.



The ground floor accommodation is completed by a snug/study, which has an open fireplace with stone hearth, in addition to a radiator.

To the first floor are four generous bedrooms, including the master suite which has a walk-in dressing room with mounted shelving in addition to an ensuite shower room which has a low flush W.C., and wash hand basin both set in a vanity surround. The ensuite also includes a walk-in shower cubicle with display niche, heated towel rail, ceiling down lighters and extractor fan.

All four of the property's bedrooms benefit from uPVC framed double glazed casement windows and radiators. The bedrooms located at the rear of the property enjoy a superb open aspect.

Finally, there is a house bathroom which has a low flush W.C., wash hand basin and inset panelled bath with wall mounted Triton shower attachment and full height tiled splashbacks. The bathroom also includes an extractor fan, linen cupboard and heated towel rail.

Externally the property is accessed directly off Balk Avenue onto a substantial gravelled front driveway which provides off street parking for numerous vehicles.

Running full width across the front elevation is a flagged patio and there is gated access from the side of the property through into the rear.

One of the outstanding features of the property is its corner position affording the property and its substantial side and rear gardens.

Adjoining the side elevation is a substantial flagged patio providing ample space for garden furniture, ideal for outside entertaining.

The property's side garden is rectangular in nature being extensively laid to lawn with the rear garden also being laid to lawn with a small, wooded area and enclosed chicken run.

Directly to the rear of the property is an enclosed patio garden, with brick-built garden store and timber sheds which are included within the sale.

The side and rear gardens overlook farmers fields creating an ideal family environment.

The property is certain to be of interest to both young and mature families and an early inspection is strongly recommended.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

Partners:

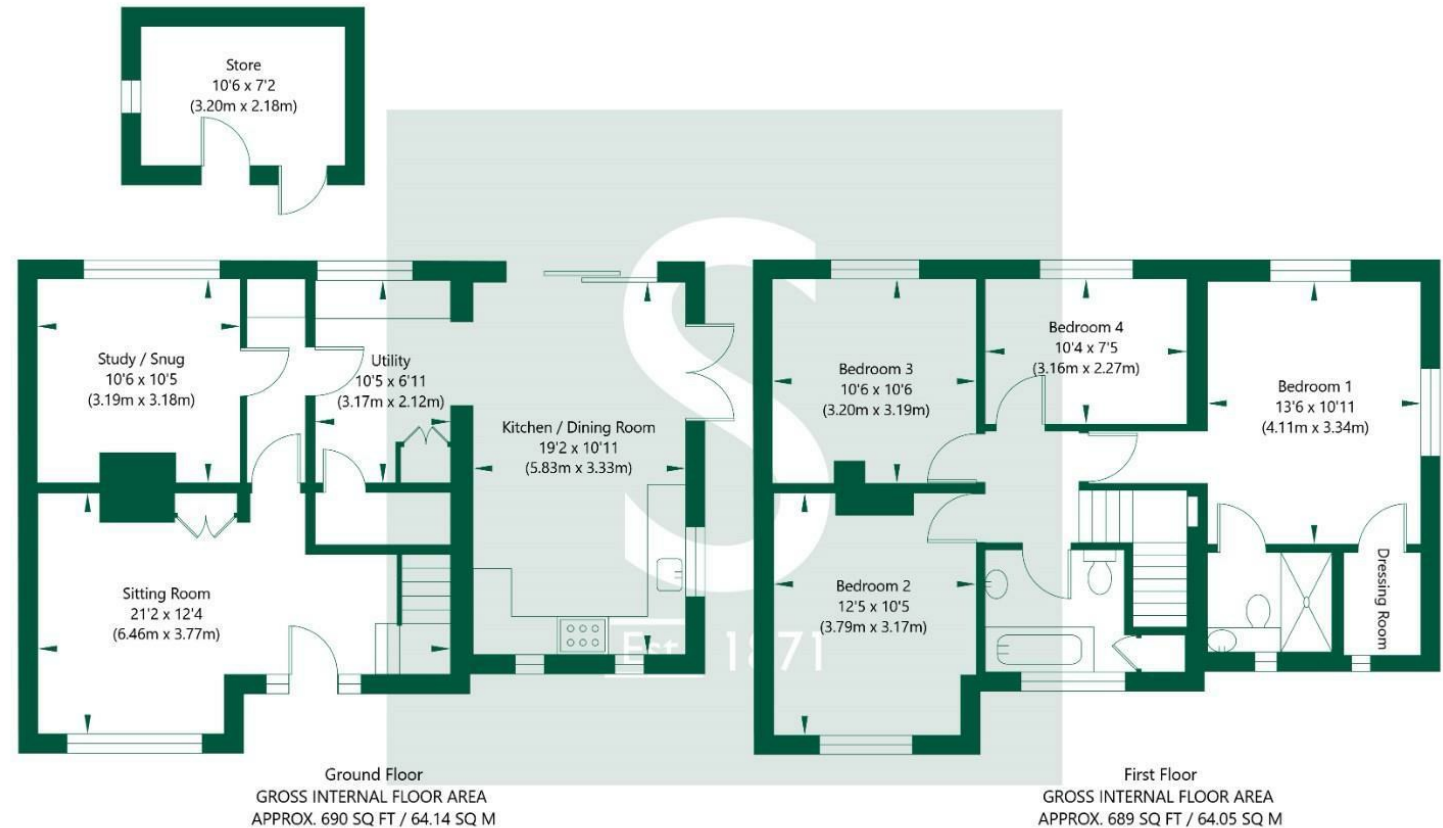
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1379 SQ FT / 128.19 SQ M - (Excluding Store)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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