

## Park Avenue, New Earswick, York

£495,000

Stephensons
estate agents & chartered surveyors

# Park Avenue, York YO32 4DB

Est. 1871

£495,000

Properties on Park Avenue don't come up very often, let alone in this condition. Fully bespoke fittings and meticulously designed throughout, this presents a unique opportunity to obtain a truly special home.

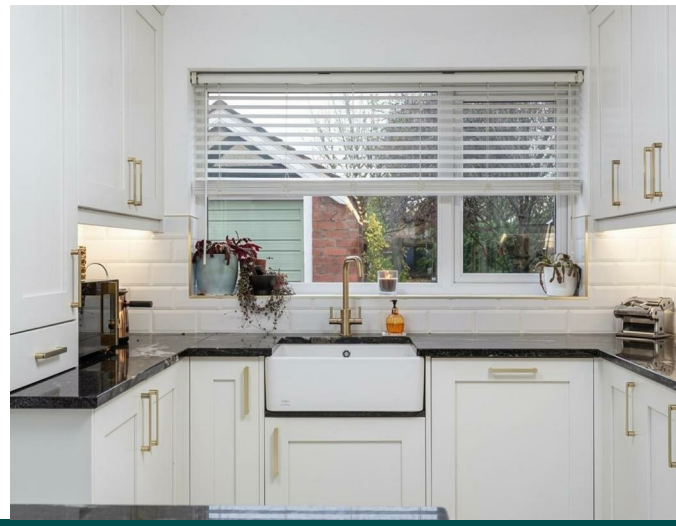
Imagine coming home on a Friday evening, pulling into the garage and walking up the path past the bay windows. In the kitchen, the gold, and Ivory shaker cabinets glow under the lights and the black granite worktops gleam. The range cooker is warming up and a pan is already on for supper. Every detail has been chosen with care, from the ceramic Belfast sink and brass mixer tap to the bespoke extractor hood that matches the range cooker perfectly. It's a kitchen for people who love to cook, and it will make the rest of us want to.

Our sellers have been here for six years. In that time they have replaced the kitchen entirely, laid new flooring throughout, fitted a new boiler around two years ago and replaced the bay windows in full. With over 1,400 square feet of living space, this 1930s semi keeps all its original character and adds the comfort of a modern family home.

That comfort extends to the back of the house, where a rear extension has created a lovely home office. It's ideal if you work from home, or if you simply want somewhere quiet to read, paint or catch up on the post. Upstairs, the box room that most homes of this age have is now a bright landing space, which







Tenure: Freehold
Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 10000 Mbps* download speed
EPC Rating: D
Council Tax: C - City of York Council
Current Planning Permission: No current valid planning permissions.

*Download speeds vary by broadband providers so please check with them before purchasing.
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leads up to a brand new third bedroom in the loft. It's beautifully finished, with dual-aspect Velux windows that bring in plenty of daylight. It would suit a teenager's den, a guest suite or a main bedroom with a little extra privacy.

Outside, the garden feels like two gardens in one. The children and the dog can have the lawn, while the other half is yours for vegetable beds, a patio or a quiet corner for your morning coffee. There is also a powered garage, a potting shed and a workshop, so the gardener, the hobbyist and the car owner all have somewhere to call their own.

Park Avenue is a private street with a real sense of community. The neighbours are lovely and the road is kept in good order by the people who live on it. New Earswick has a story worth knowing too. Joseph Rowntree founded it at the start of the twentieth century as a garden village, with homes designed by Raymond Unwin and Barry Parker to be well built, light and surrounded by greenery. More than a hundred years on, it still has that character, with leafy streets, the Folk Hall and a close-knit feel that's hard to find so near the city.

Everyday life is easy here. Joseph Rowntree School is on Haxby Road, so the school run is a short walk, and the same road has bus stops for services into York and out towards Haxby and Wigginton. Both villages are on your doorstep, with shops, cafés and green spaces just up the road.

This is a proud offering and a home that deserves to be seen in person, so early viewing is advised and by appointment only.

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.

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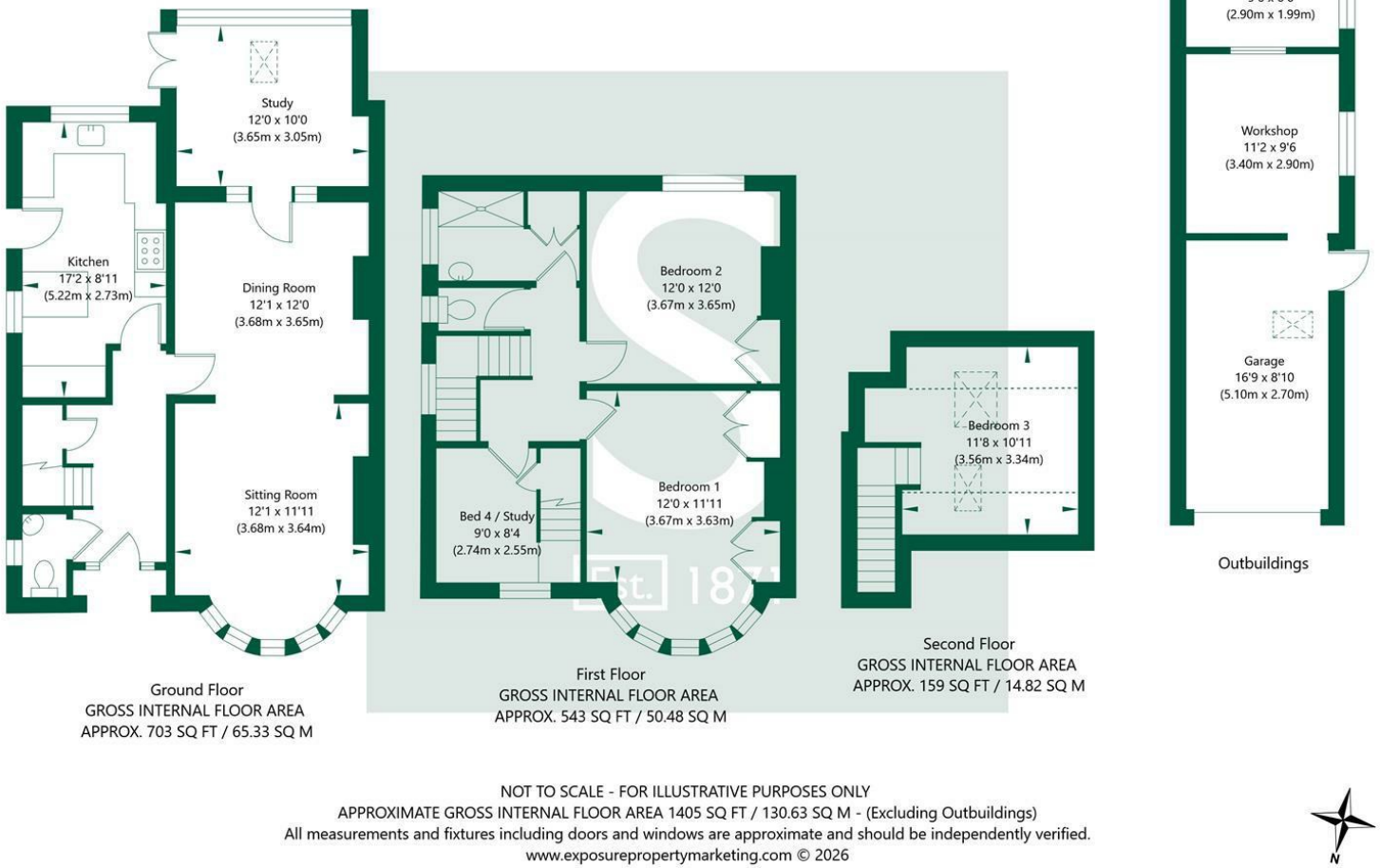
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APPROXIMATE GROSS INTERNAL FLOOR AREA 1405 SQ FT / 130.63 SQ M - (Excluding Outbuildings)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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