



**Belvoir Avenue, York**

£440,000

**Stephensons**  
estate agents & chartered surveyors

[stephensons4property.co.uk](http://stephensons4property.co.uk)

# S

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:

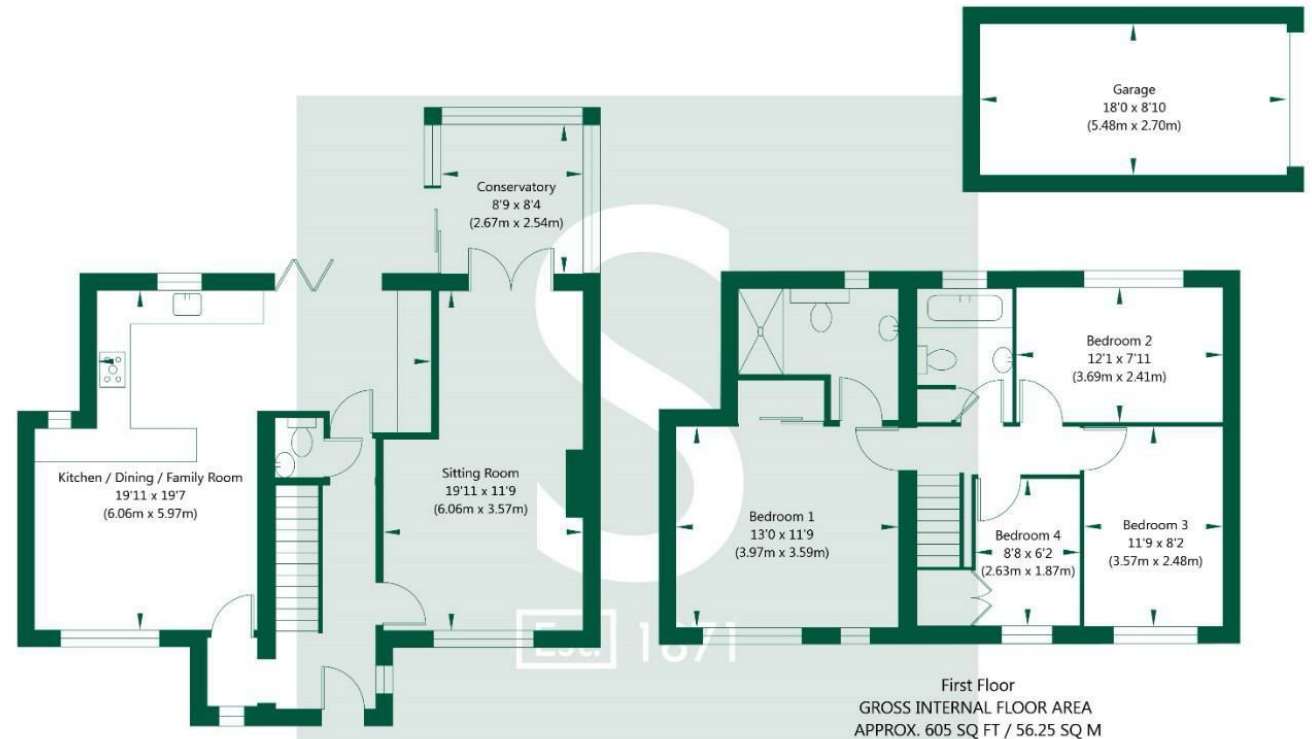
J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby FNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
E G Newby MRICS  
T Brooks MNAEA

## Associate Partners:

N Lawrence  
I Jarvis MNAEA

York: 01904 625533  
Boroughbridge: 01423 324324  
Easingwold: 01347 821145  
Selby: 01757 706707  
Haxby: 01904 809900

## Belvoir Avenue, York, YO41 4DS



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 736 SQ FT / 68.34 SQ M

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 605 SQ FT / 56.25 SQ M

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.  
[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2026

