



Malvern Avenue, York, YO26 5SF

- Semi-Detached Bungalow Offered With No Onward Chain
- Very Clean Interior With Modern Fitted Kitchen
- Highly Sought-After Holgate Location
- Bright Lateral Layout With Well-Proportioned Rooms
- Impressive 90ft Rear Garden With Excellent Privacy
- Council Tax Band C

£290,000



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DESCRIPTION

Situated on the ever-popular Malvern Avenue, this semi-detached bungalow offers a peaceful and well-connected lifestyle in the heart of Holgate — an area renowned for its tree-lined streets, friendly community feel and excellent access to local shops, transport links and York city centre. Holgate continues to be one of York's most desirable residential districts, offering a calm suburban setting within easy reach of everything the city has to offer.

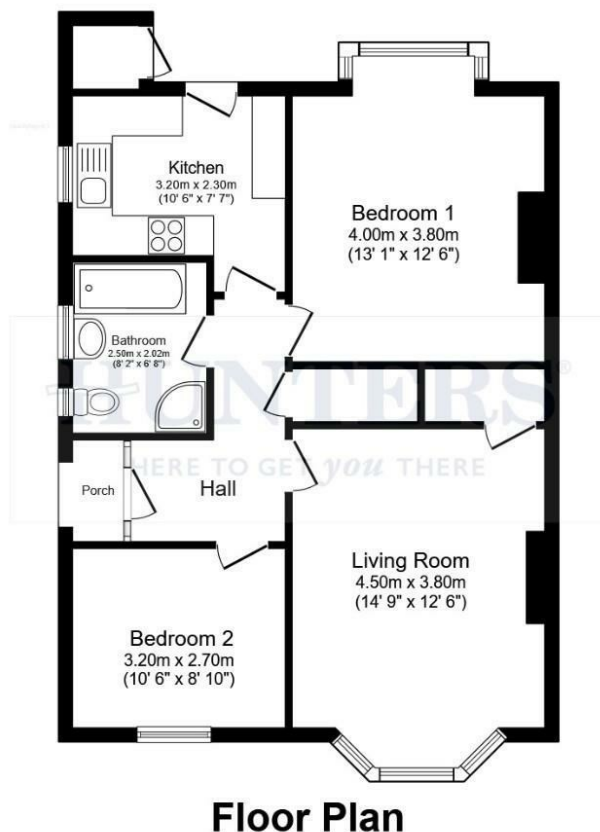
The interior is extremely well looked-after throughout, featuring a modern fitted kitchen, a generous dining room and a bright, welcoming living room. There is also a comfortable double bedroom and a well-proportioned four-piece bathroom, all arranged across a practical single-level layout.

One of the property's standout features is the impressive 90ft rear garden — a rare find in this location and an ideal space for gardening, outdoor dining or simply enjoying the tranquillity Holgate is known for.

Offered with no onward chain, this well-cared-for home provides a straightforward and appealing opportunity for those looking to move quickly.







Total floor area 70.7 sq.m. (761 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

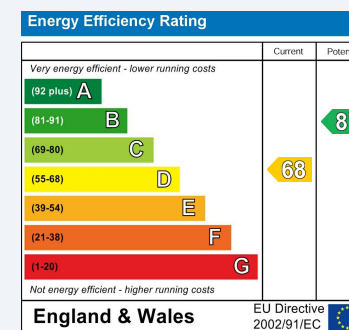
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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