



Elmfield Avenue, York, YO31 9LS

- Substantial Five-Bedroom Semi-Detached Family Home
- Generous Enclosed Rear Garden
- Prime Heworth Location
- Versatile Living Space
- Spacious Driveway & Integral Garage
- Council Tax Band C

£420,000



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DESCRIPTION

Occupying a generous position on Elmfield Avenue, this substantial semi-detached home offers excellent family accommodation arranged across three floors, with versatile living space, five bedrooms and an attractive enclosed rear garden.

The ground floor provides a particularly practical layout, with a spacious bay-fronted living room alongside a separate snug, giving families the flexibility of two distinct reception spaces. To the rear, the kitchen/diner provides plenty of room for dining and everyday family life, with direct access to the garden. A downstairs WC and integral garage complete the ground floor.

Four bedrooms are arranged across the first floor, served by both a contemporary family bathroom and separate shower room. The second floor is dedicated to an impressive principal bedroom, creating a substantial private space away from the main bedroom accommodation.

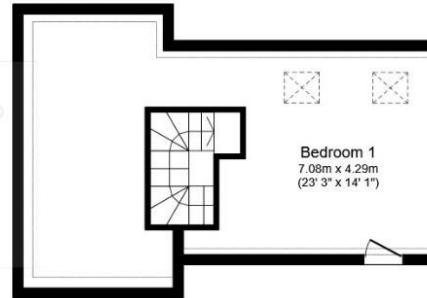
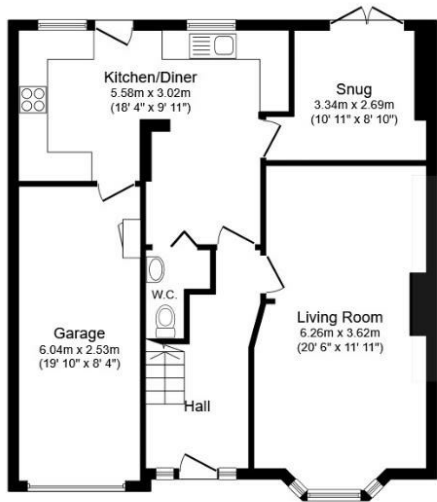
Outside, a wide driveway provides generous off-street parking and access to the integral garage. The enclosed rear garden is a real feature of the home, combining a generous lawn with attractive seating and paved areas, creating several distinct spaces for outdoor dining, entertaining and relaxing. A timber garden store provides useful additional storage.

Elmfield Avenue is particularly well positioned for family life, sitting close to Heworth Golf Club and offering easy access to Monks Cross and Vangarde Shopping Park, with their wide range of shops, restaurants and leisure facilities. York's outer ring road is readily accessible for travel further afield, while the city centre is also within easy reach.

Combining substantial accommodation, flexible living space and an excellent rear garden, this is a highly adaptable home particularly well suited to growing or established families looking for space and convenience in York.







Ground Floor

First Floor

Second Floor

Total floor area 183.0 m² (1,970 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 propertybox.io

Viewings

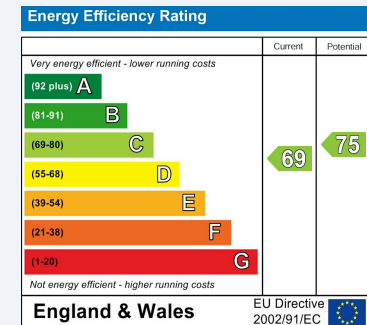
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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