



## Naburn, York, YO19 4PR

- Well-Presented Semi-Detached Family Home
- Three Generously Sized Bedrooms
- Garage with Part Conversion to a Versatile Studio
- Open-Plan Extended Kitchen, Dining and Family Area
- Landscaped Rear Garden
- Convenient Access to the A64 and York City Centre

**£305,000**



# Naburn, York, YO19 4PR

## DESCRIPTION

Situated in the desirable village of Naburn, less than 5 miles from York City Centre, this beautifully presented semi-detached home is well-presented throughout with spacious accommodation, making it an excellent choice for families.

A welcoming entrance hall provides access to the first floor via the staircase before opening into a bright and comfortable living room. This inviting space features a front-facing window, useful under-stairs storage, and a fireplace fitted with a gas fire.

To the rear of the property is an impressive open-plan kitchen, dining and family room. The extension incorporates roof skylights and wide bi-fold doors, allowing plenty of natural light to flood the space while providing seamless access to the garden. Finished with oak flooring throughout, the kitchen offers a range of contemporary fitted units, a central breakfast island, integrated oven, extractor hood, dishwasher and washing machine, together with space for an American-style fridge freezer.

Upstairs, the first floor comprises three well-proportioned bedrooms, all served by a modern family bathroom complete with a shower over the bath.

Outside, the property has an enclosed front garden, side access and the enclosed rear garden has been attractively landscaped with a lawn, planted borders and a decked seating area, creating an ideal space for relaxing or entertaining. The garage has been partially converted into a practical external studio, suitable for a variety of uses such as a home office, gym or hobby room. Off-street parking is available both alongside the property and on the driveway in front of the garage.

Naburn is a charming village located to the south of York, beyond the A64 ring road. Positioned along the River Ouse, it offers a peaceful village setting while remaining within easy reach of local amenities and York city centre.





