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63 Rowan Avenue, New Earswick, York, YO32 4AZ



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Guide Price £325,000

Offered to the market with no onward chain, this well presented refurbished terraced home is located in the sought-after Garden Village of New Earswick, within York's Ring Road. Positioned close to schools and a range of local amenities, the property lies within a designated Conservation Area.

The property is not only immaculately presented throughout, but it has also been enhanced with a new heating system, new windows, new external doors, and upgraded electrics.

The accommodation comprises an entrance hall, living room, a stylish dining kitchen, utility room, and a downstairs WC on the ground floor. Upstairs, there are three bedrooms and a contemporary family bathroom.

Externally, the property benefits from generous off-street parking and maintained gardens, featuring two separate seating areas and a versatile garden room/home office with power and lighting.

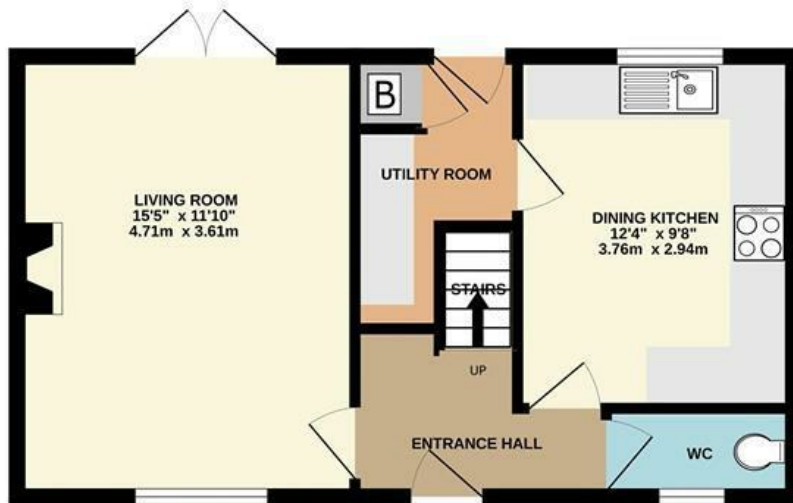
Viewings are highly recommended to fully appreciate all this superb home has to offer.

Please note: In accordance with a covenant in the deeds, these homes cannot be let out. See Agents Note.

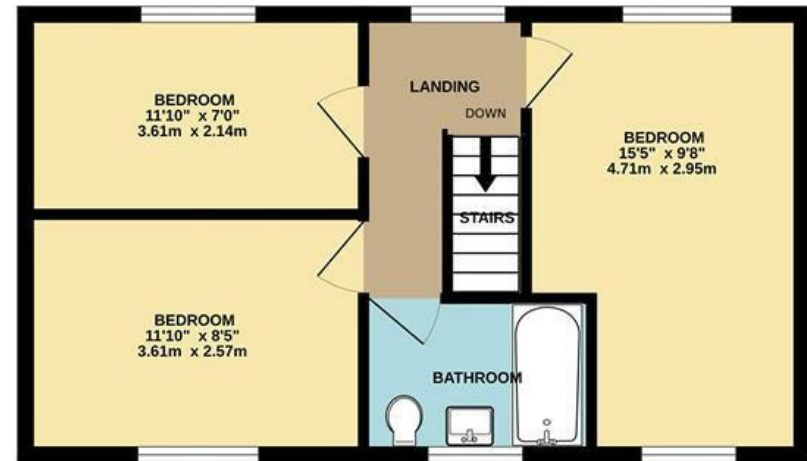
EPC Rating: C - Council Tax Band B

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GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- FULLY REFURBISHED
- GARDEN ROOM / STUDIO
- CONSERVATION AREA
- EPC RATING: C
- VACANT - NO ONWARD CHAIN
- NEW HEATING SYSTEM & NEW WINDOWS
- NEW EARSWICK GARDEN VILLAGE
- THREE BEDROOMS
- UPGRADED ELECTRICS
- COUNCIL TAX BAND B

### **Property Description**

Upon entering the property, you are welcomed into a spacious entrance hall with access to the living room, contemporary dining kitchen, and a downstairs cloakroom. Stairs lead from the hallway to the first-floor accommodation. The bright and inviting living room features a window to the front elevation and double-glazed French doors that open onto the rear garden, allowing for plenty of natural light. A focal point of the room is the electric fire set within a stylish fireplace. The modern dining kitchen is fitted with a range of wall and base units, complementary worktops, a stainless steel sink with mixer tap, an integrated ceramic hob and electric oven, and a built-in dishwasher. There is also space for a freestanding fridge freezer.

Completing the ground floor is a cloakroom fitted with a WC and an integrated hand wash basin

To the first floor, the landing provides access to all three bedrooms and the family bathroom. A ceiling hatch offers entry to the insulated loft. The recently fitted bathroom features a bath with an overhead shower and glass screen, a hand wash basin set within a modern vanity unit, and a toilet. A window to the front elevation allows natural light to brighten the space.

Externally, at the front of the property, a gravelled driveway offers ample off-street parking for multiple vehicles. To the rear, the enclosed garden is primarily laid to lawn and features a paved patio area. At the far end of the garden, there is a covered seating area alongside a timber garden room, complete with power and lighting.

### **Agents Note**

NB Please be aware that this property can not be rented out due to a restriction of no sub-letting in the deeds by Joseph Rowntree Housing Trust. Should you want to sell the property you have to offer the property back to Joseph Rowntree Housing Trust who if wanting to purchase will pay an agreed market rate. Further info on this from the agent. There is also a monthly New Earswick village charge for the upkeep of the hedges and green areas in the village which was £34.95 per calendar month for the 2024/2025 financial year and we are waiting confirmation of this years figure.

### **Anti Money Laundering Regulations**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

### **Disclaimer.**

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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











