



74 Malvern Avenue
York, YO26 5SG
Guide Price £395,000

NO FORWARD CHAIN! IDEAL FAMILY HOME OR HOLIDAY LET PROPERTY! WALKING DISTANCE TO THE STATION AND CITY CENTRE! MUCH SOUGHT AFTER LOCATION! We as Agents are delighted to offer to the market this substantial, imposing double fronted detached family home nestled in this popular tree lined street close to local amenities, well regarded schools with easy access to the ring road and into the city centre. The property was previously run as a successful HMO and has since been modernised and decorated throughout so is offered in stylish and "walk in" condition. It briefly comprises entrance hall, living room, dining room, bedroom 3/office, kitchen, garden room with stairs to bedroom 4, downstairs shower room and first floor galleried landing with two further double bedrooms as well as a recently fitted family bathroom with feature freestanding bath. Externally the property boasts a landscaped lawned garden and block paved driveway to front giving off street parking for up to 3 cars. An early viewing is highly recommended to fully appreciate this spacious home!

Entrance Hallway

Entrance door, ceiling coving, single panelled radiator, under stairs cupboard, stairs to first floor. Oak flooring.

Lounge

uPVC double glazed bay window to front and further window to side, ceiling rose, ceiling cornicing, picture rail, double panelled radiator, power points, Art Deco fireplace with surround. Carpet.

Dining Room

uPVC double glazed bay window to front, ceiling coving, picture rail, double panelled radiator, power points, fireplace with surround. Carpet.





Kitchen

uPVC double glazed window to rear and doors to garden, modern fitted wall and base units, integrated oven and induction hob with extractor above, integrated fridge freezer, power points. Oak flooring.

Bedroom 3/Office

uPVC double glazed window to front, cupboard housing combi boiler, double panelled radiator, power points. Oak flooring.

Garden Room

uPVC vaulted ceiling, uPVC door to side, two double panelled radiators, power points, stairs to bedroom 4. Oak flooring.

Shower Room

Shower Cubicle, low level WC, wash hand basin, single panelled radiator. Tiled flooring.

First Floor Landing

Single panelled radiator, access to loft space via drop down ladder, power points. Carpet. Doors leading to;

Bedroom 1

uPVC double glazed window to front and side, single panelled radiator, power points, fitted wardrobes, Art Deco fireplace. Carpet.

Bedroom 2

uPVC double glazed window to front, single panelled radiator, power points, Art Deco fireplace. Carpet.

Bedroom 4

uPVC double glazed window to rear, double panelled radiators, power points, stairs down to reception room. Carpet.

Family Bathroom

Four piece bathroom suite comprising shower cubicle, feature freestanding bath, hand wash basin, low level WC, chrome towel rail, uPVC window to front and side. Tiled flooring.

Outside

Driveway to front providing off street parking and low maintenance gardens to front and rear.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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