



WISHART
ESTATE AGENTS

28 Shirley Avenue
York
YO26 5NJ

£230,000

- 2 bedroom semi detached house
- Immaculately presented
- Lounge, kitchen & conservatory
- 2 double bedrooms
- Tandem garage & garden room
- Very spacious garden
- Potential to extend (subject to planning)
- Popular area with good road links



Located in a popular area to the west of the City, this beautifully presented home benefits from modern fixtures and fittings sitting alongside traditional features in keeping with the age and style of the property. Whilst being ready to move into and exceptionally well maintained, the property is also ripe for extension and development, subject to planning permissions, and offers the discerning buyer masses of potential. And beyond the property itself, a tandem garage, garden room and spacious, mature garden await and offer so much more.

Approaching the property via the driveway and lawned front garden, a hardwood, glazed front entrance door leads into the porch with the

staircase giving access to the first floor. A window looks to the side aspect, over the driveway.

The lounge is neutrally decorated and, like the rest of the home, is beautifully presented. A modern electric fire sits within a marble effect fireplace and hearth with a mantle over. The alcoves to the sides benefit from timber cupboards providing character and useful storage to the room. A large bay window overlooks the front garden and washes the room with light and a radiator with decorative cover sits beneath the window. Decorative coving and ceiling rose add further character to the room.

The kitchen offers a wide range of stylish, curved wall and base units with contrasting work surfaces over. Integral appliances include a gas hob with extractor hood over, electric fan oven and under counter fridge and freezer. A space is provided for a freestanding washing machine. An under stairs cupboard provides additional storage and a hardwood rear entrance door provides access to the driveway, garage and rear garden. Well designed, the kitchen feels bright and spacious and stylish additions such as a full length, modern radiator compliment the fittings and décor.

Adding to the feeling of space, the kitchen opens into the conservatory which serves as an additional reception room but offers versatility

to suit. With windows and French doors opening out onto the patio and lawned garden beyond, the conservatory is a welcoming place to enjoy all year round.

The staircase leads to the first floor landing with access to the loft space which is part boarded for storage. A window to the side aspect looks over the driveway and provides light to the landing area.

The master bedroom is located to the front of the property with a large bay window filling the room with light and a range of mirrored fitted wardrobes offering storage and creating a further feeling of space. A linen cupboard offers additional storage and houses the gas central heating boiler.

Bedroom two is a further double bedroom situated to the rear of the property, overlooking the mature rear garden and also fitted with a range of wardrobes.

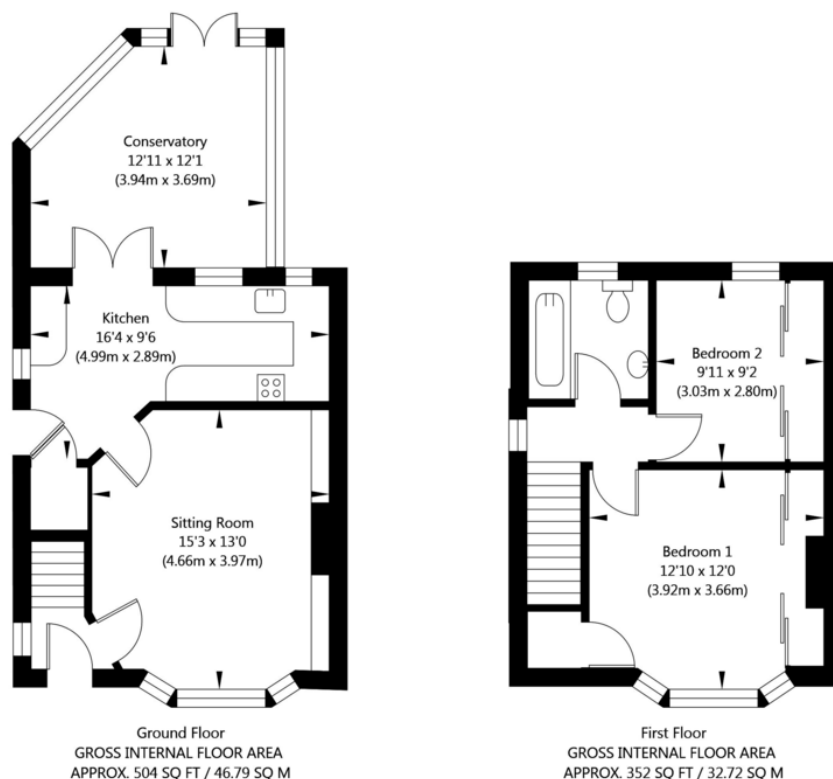
The house bathroom is fitted with a white three piece suite with a shower over the panelled bath, low level WC and hand basin set on a vanity unit. With monochrome tiling to the lower walls, the bathroom is also fitted with a large mirror and lights above the hand basin. A window opens out to the rear aspect.

Externally, the property boasts a deceptively spacious plot, providing plenty of garden space to enjoy or potential to extend (subject to planning.) A driveway to the front offers ample

parking, continuing down the side of the property to the tandem garage. A side door provides access to the property via the kitchen and a timber pedestrian gate offers access to the rear garden.

To the rear, the property enjoys a lawned garden stretching from the paved patio, beyond the garage and garden room to a further decked seating area, well placed to enjoy the sunshine. The timber garden room provides an additional space and is currently used as a home office and bar.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 856 SQ FT / 79.51 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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TENURE

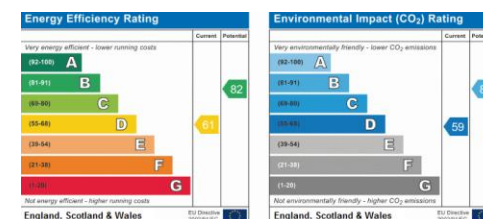
Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

From the city centre, take the A59 west bound onto Holgate Road and continue to the traffic lights and junction of York Road & Poppleton Road. Take the right hand fork in the road, onto Poppleton Road and continue through both sets of traffic lights onto Boroughbridge Road. Passing The Ainsty public house and the petrol station on your left hand side, Shirley Avenue is the second left hand turn, after Ouseburn Avenue. The property can be found on your right hand side.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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