

Approx. Gross Internal Floor Area 1332 sq. ft / 123.74 sq. m (Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Elements Property





## Lilac Avenue, York YO10 3AT

A fantastic opportunity to purchase this skilfully extended, bright and spacious family home located within walking distance to York city centre and University. This well presented home, which has been brought up to standard by the current owners, briefly comprises; entrance hall, large lounge with bay window and gas burning stove, dining room, modern gloss kitchen with central island and bi folding doors. A further reception room, with stylish crittal internal doors and bi folding doors leading out to the rear garden, is currently set up as a home office. To the first floor are three double bedrooms with an ensuite shower room with underfloor heating to the master and a modern three piece house bathroom. Externally the property benefits from an enclosed and relatively private south facing rear garden with patio areas perfect for entertaining and soaking up the sun. To the front is a driveway for off street parking and a useful smaller garage for storage. Ready to move straight in and enjoy, we feel this wonderful home deserves to be viewed to truly appreciate the size of accommodation on offer.

- Skilfully Extended
- Home Office
- Modern Kitchen with Island
- Ensuite to Master
- Three Double Bedrooms
- Driveway
- South Facing Rear Garden

Travelling on Hull Road from the Grimston Bar Roundabout. Pass the Black Bull pub and continue through the traffic lights. Turn right onto Lilac Avenue. Follow the road round and the property can be seen on your right side and identified by the Redmove for sale board.

Situated off Hull Road which offers a range of local amenities including a Co-op, public houses, takeaways and more. Further shopping and leisure facilities can also be found nearby in York City Centre, Vangarde or Monks Cross Shopping Park. York university is easily accessible from the property as well as links to the A64 and A1079.

