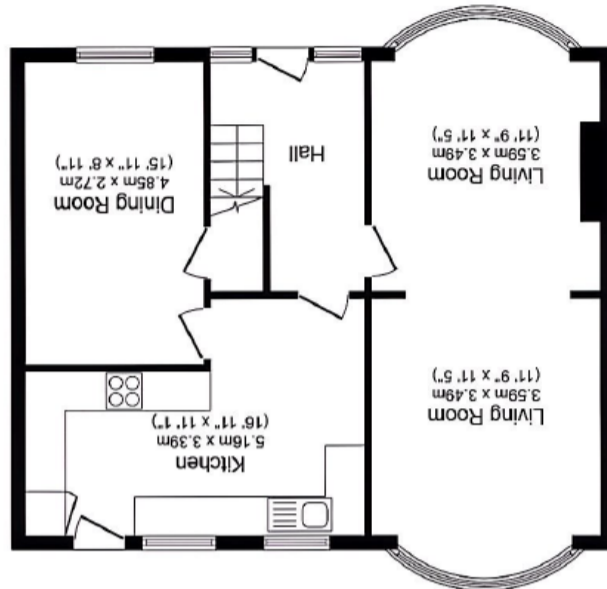
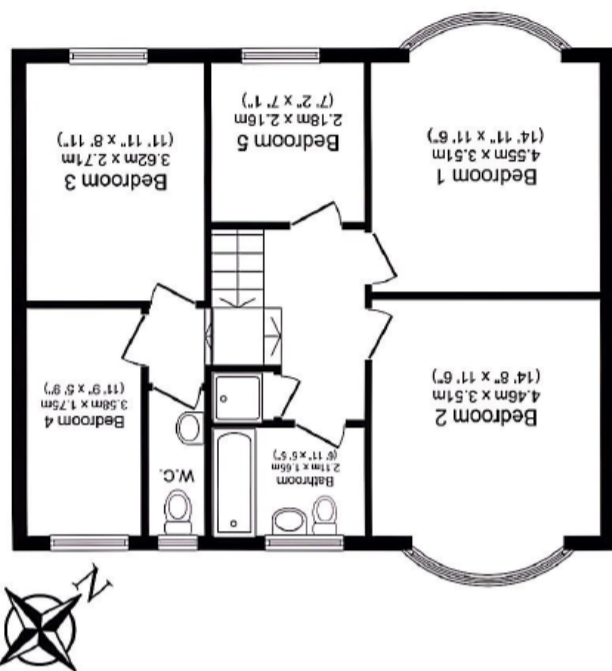


Total floor area 130.3 sq.m. (1,403 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

**Ground Floor**  
Floor area 65.4 sq.m. (704 sq.ft.) approx



**First Floor**  
Floor area 64.9 sq.m. (698 sq.ft.) approx



## 86 Burnholme Avenue, York YO31 0NB

This well presented and skilfully extended semi-detached home is an exceptional opportunity for anyone looking for more space and is offered for sale with the added benefit of no onward chain. This versatile property briefly comprises; attractive storm porch, an entrance hall leading to a generous sized living through dining room with bright bay windows to each aspect. A well proportioned kitchen with a good range of base and wall units and a bright dining room. To the first floor are five good sized bedrooms, three of which are doubles, a family bathroom plus an additional W/C and a shower room, which are a great bonus for guests or the ever growing family. To the front of the property is a landscaped garden and a driveway for off street parking. To the rear you will find a wonderful well maintained south facing garden complete with lawn and patio areas finished with mature borders. Ready to move straight in to and enjoy yet still offering the suitable buyer the chance to improve and personalise, this property is likely to appeal to a wide range of buyers and so early viewing is highly recommended.

- No Onward Chain
- South Facing Garden
- Five Bedrooms
- Large Driveway
- Local Amenities Nearby
- Bay Fronted Semi Detached Home
- Skilfully Extended
- Desirable Location

Travelling on Stockton Lane from York turn right onto Algarth Road which continues onto Stray Road. Take the right hand turning on to Burnholme Avenue where the property will be seen on the left hand side and can be identified by our for sale sign.

Burnholme is a popular residential area that is conveniently positioned for access to York City centre, A1079 and Stockton Lane plus the shopping and leisure facilities of Monks Cross. Local amenities are available with the wider range of facilities in Heworth Village, Osbaldwick or the City Centre. Hempland Primary School is the local primary and Archbishop Holgate Secondary School.

