



15 Heworth Hall Drive, York YO31 1AG

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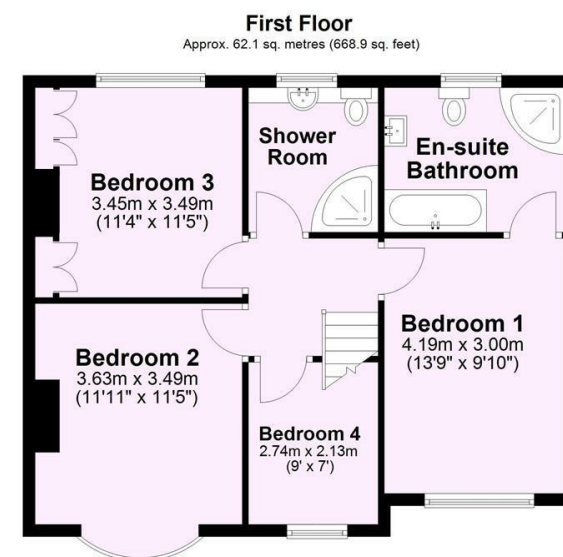
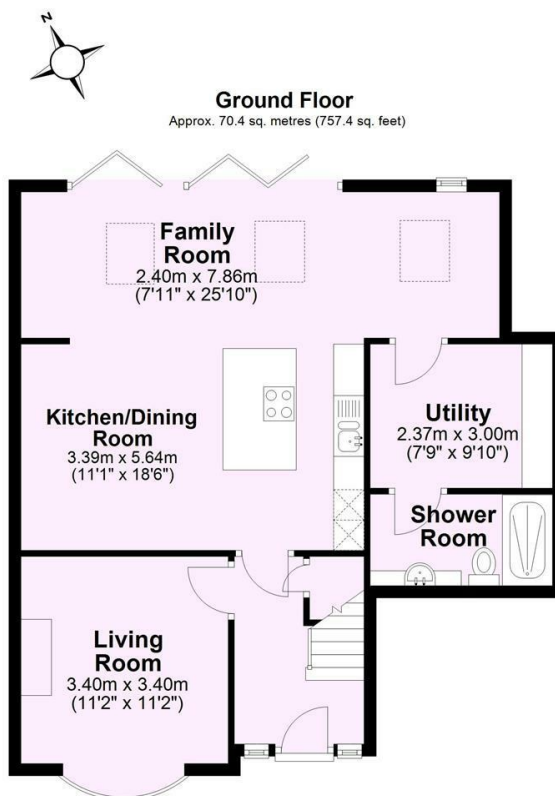
A truly stunning four bedroom semi-detached family home, having recently undergone a major programme of extension and refurbishment, to create generous and flexible living space throughout. The property is ideally located to access local amenities in Heworth Village and conveniently placed for York City Centre, Monks Cross / Vangarde and the A64.

- Stunning & Extended Family Home
- Large Open Plan Kitchen / Living / Dining Space With Bi-Folding Doors
- Bespoke Kitchen With Central Island & White Quartz Work Tops
- Utility & Ground Floor Shower Room
- Main Bedroom With En-Suite Bathroom
- Attractive Enclosed Rear Garden
- Accommodation Has Recently Undergone A Major Programme Of Extension & Refurbishment
- Off-Road Parking For Up To Three Cars & Garage / Store
- Ideally Located For Heworth Village Amenities
- Viewing Highly Recommended

**Offers In Excess Of £550,000**

**Tenure: Freehold**

**Council Tax Band: C**



Total area: approx. 132.5 sq. metres (1426.3 sq. feet)



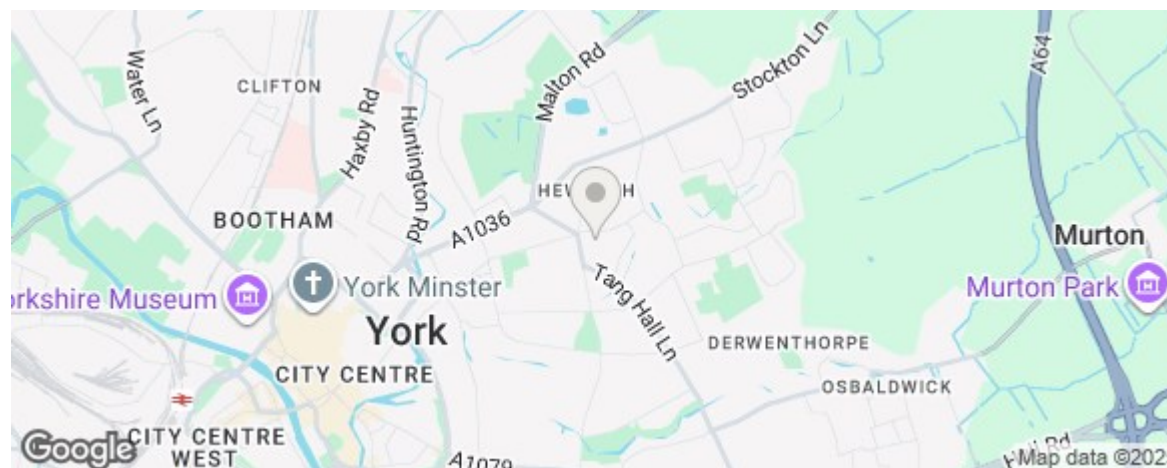








| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs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



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#### IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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