



HUNTERS[®]
HERE TO GET *you* THERE

3 3 1 2 3 C

Oakland Avenue, Heworth, York

£425,000



This extended semi-detached home is set in the ever-popular suburb of Heworth, offering spacious and stylish accommodation ideal for families and professionals alike. Thoughtfully updated and ready to move into, the property combines modern living with excellent access to York and surrounding areas.

Located just off Stockton Lane, Oakland Avenue is a quiet residential street with a strong community feel. The area is well served by local amenities including a deli, chemist and florist, while Monks Cross and Vangarde shopping parks are just a short drive away. The A64 is easily accessible, providing excellent road links, and regular bus routes offer convenient travel into York city centre. For families, the property sits within catchment for highly regarded schools including Hempland Primary, Heworth C of E and Archbishop Holgate's Secondary.

Inside, the home opens with a welcoming entrance hall and a useful ground floor WC. The front lounge is bright and inviting, featuring a bay window and a charming fireplace. To the rear, a contemporary open-plan kitchen, dining and living space creates a sociable hub, finished with sleek gloss units and flowing into a light-filled conservatory that opens onto the garden.

Externally, the property benefits from a block-paved driveway offering ample off-street parking. The rear garden is designed for low maintenance, with AstroTurf and patio areas ideal for outdoor entertaining. A detached pitched-roof garage provides additional storage, and the garden studio offers a versatile space perfect for a home office, gym or occasional guest room.

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026
york@hunters.com | www.hunters.com

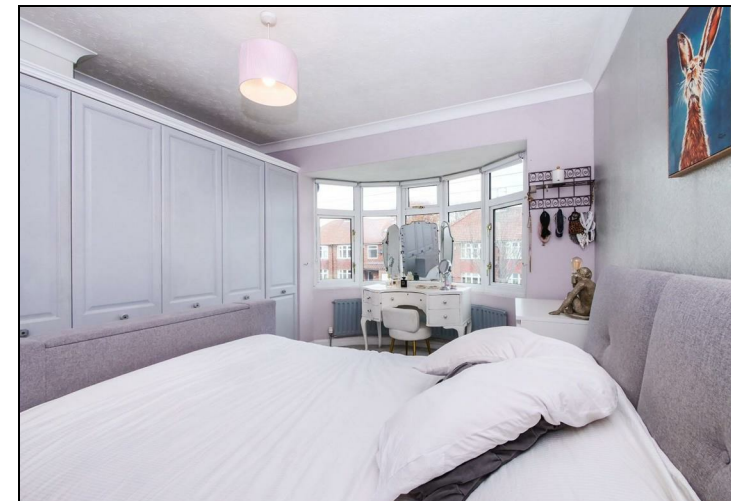


A wholly owned part of Hunters Property Group Limited | Registered Address: 2 St Stephens Court, St Stephens Road, Bournemouth, Dorset, BH42 6JA | Registered Number: 03947557 England and Wales | VAT No: 180 8978 59

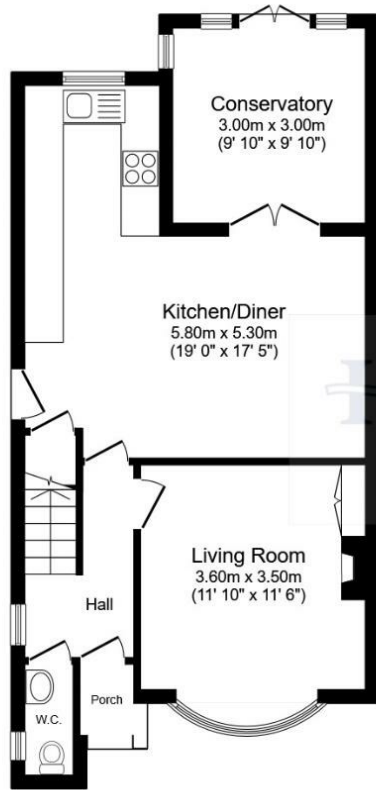


KEY FEATURES

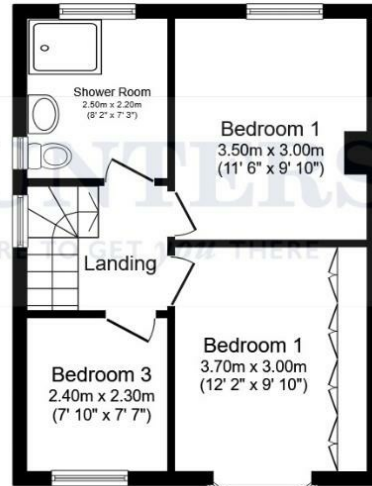
- Extended Semi-Detached Home
- Quiet Residential Heworth
- Archbishop Holgate's and Hempland
Primary Catchment
- Ample Parking, Garage, & Garden Studio.
- Open-Plan Kitchen & Conservatory
- Council Tax Band C



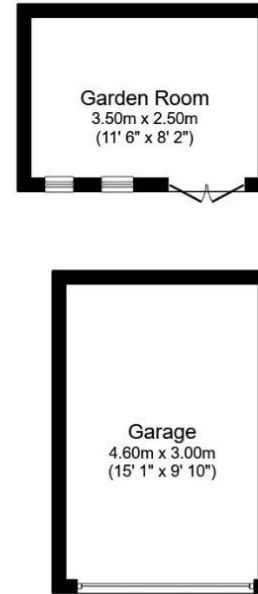




Ground Floor



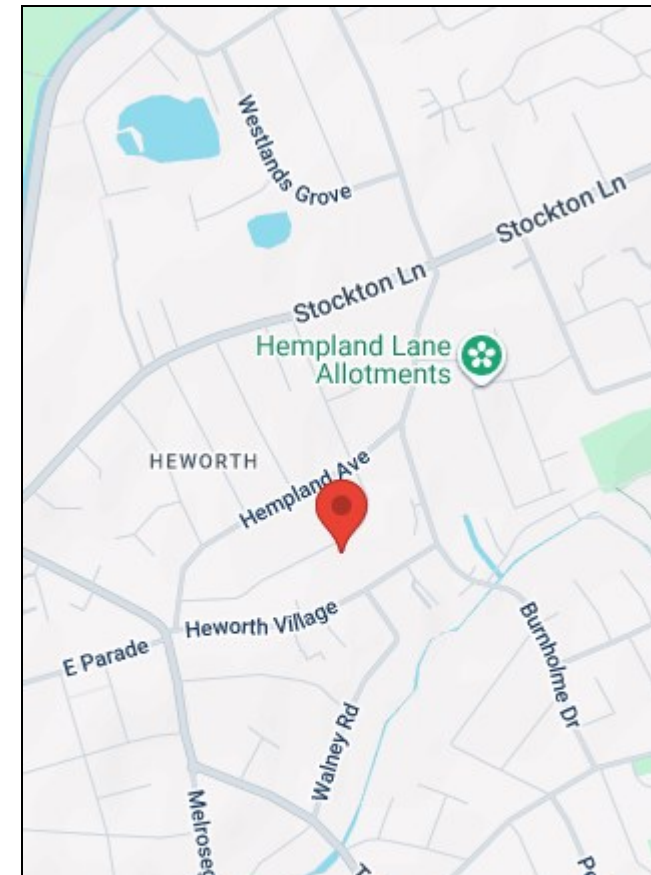
First Floor



Outbuilding

Total floor area 115.8 sq.m. (1,247 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		82			
		69			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026
york@hunters.com | www.hunters.com



A wholly owned part of Hunters Property Group Limited | Registered Address: 2 St Stephens Court, St Stephens Road, Bournemouth, Dorset, BH2 6LA | Registered Number: 03947557 England and Wales | VAT No: 180 8978 59.