



## Heworth Village, Heworth, York £450,000

PLOT 3

Showhome Open - Saturdays - 9.00am - 11.00am - Call to reserve your appointment

Heworth Mews is an exclusive development of semi-detached and town houses located within this most sought after street on the edge of the city centre.



The properties are set within a private development and are certain to be of interest to families, retirees and professional couples

On entering the home the entrance hall leads to a cosy lounge with box bay window, downstairs w/c, kitchen diner and stairs to the first floor. To the rear of the ground floor is a lovely open plan kitchen flooded with light via full width bi folding doors. The kitchen comprises a comprehensive range of units with appliances and fitted work surfaces.



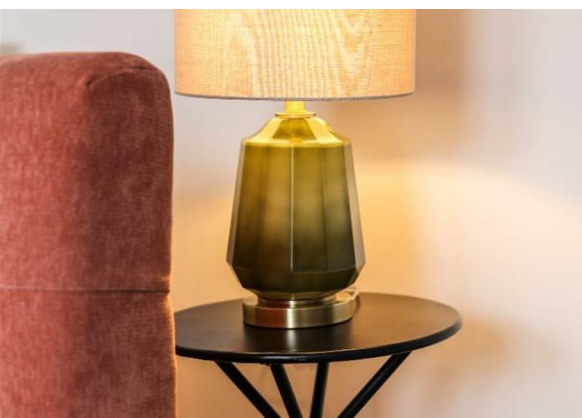
To the first floor are two good sized bedrooms and house bathroom with the master bedroom found to second floor with en suite.

Externally the property enjoys landscaped front and rear gardens with allocated parking.

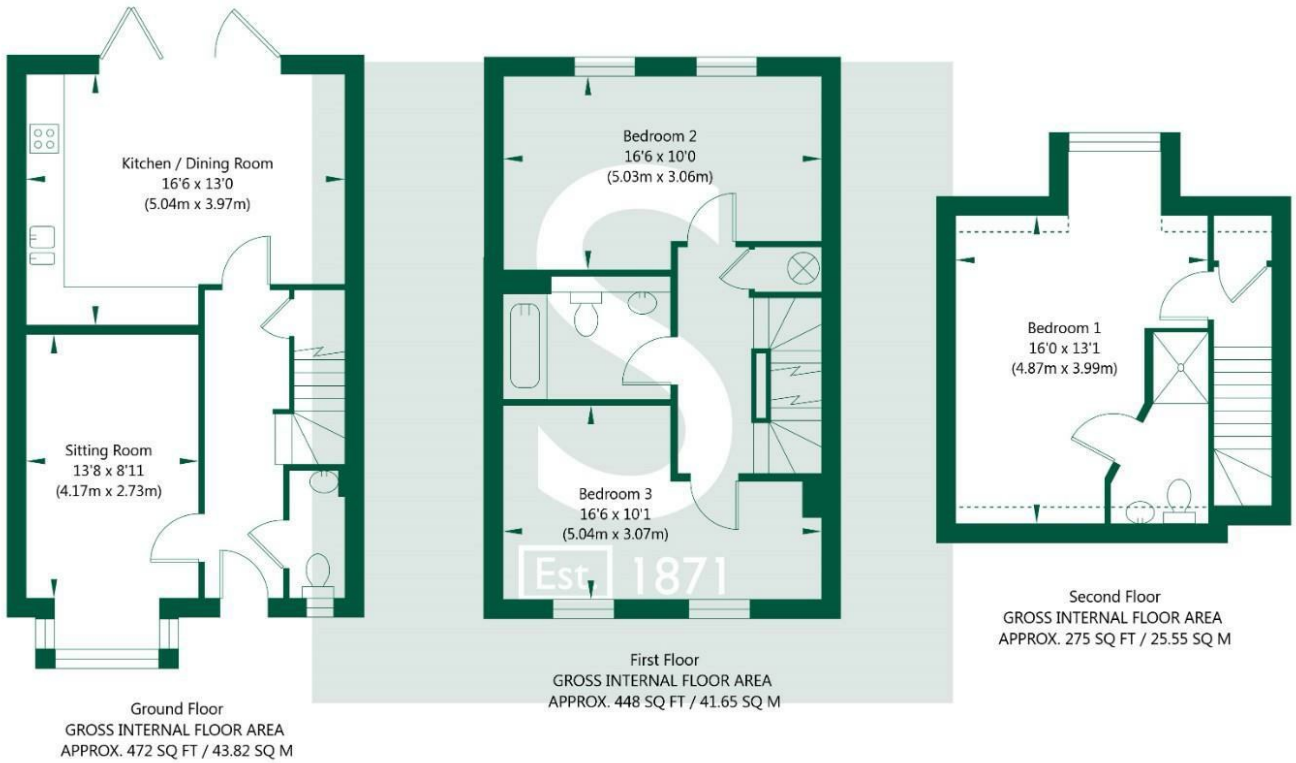
The development offers quick and easy access to the major travel routes including the A64 York to Leeds Road and in turn the A1 M1 Link. The railway station are within easy walking distance as is all the local bars, restaurants and sites associated with the historic city of York.



Each property is being sold with a full 10 year New Home Warranty, off street parking and an internal finish to a high specification. All the 8 units will be completed in spring 2024 and an early inspection is strongly recommended to appreciate the quality on offer.



Heworth Mews, Heworth, York, YO31 1AP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1195 SQ FT / 111.02 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Stephensons**

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**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

