



## Chestnut Avenue, York £350,000

School House Cottage is the perfect example of a beautifully renovated and restored period home, oozing character and charm and is situated on the lovely Chestnut Avenue.





This picturesque home dates back to 1910 and has a wealth of history, previously being a schoolhouse with the old headmasters cottage attached.

The property is accessed via a garden path, through a wooden door with stained glass feature into a welcoming kitchen diner.

The kitchen diner is located at the front elevation, and has been redone by our vendor to offer a modern yet characterful space. Offering a selection of Sheraton wall and base units with a built in electric cooker and gas hob with extractor over, integrated fridge and dishwasher and is finished with a resin worktop. There is also the added benefit of a stainless steel sink with dual tap and space for a freestanding washing machine in the handy storage cupboard, with fitted Karndean luxury vinyl floor tiles.



Leading through a double set of wooden doors imported from a 1910's home, is the cosy lounge. Featuring a woodburning stove with limestone hearth and original picture rails, there is also pine flooring and views onto the rear garden.



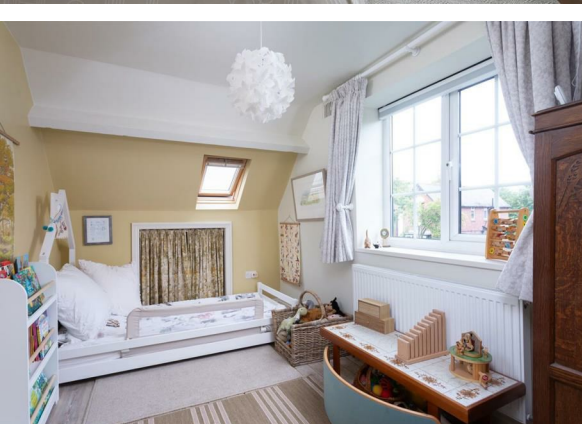
Ascending to the first floor there are two double bedrooms and a house bathroom. Reconfigured by our vendor, there is a useful landing currently being used as work-from-home area and pocket doors have been installed to add more space.

The main bedroom is situated at the rear elevation, offering eaves storage and overlooks the pretty rear garden, and sedum roof the vendor has installed on the newly constructed potting shed. The second bedroom is another good-sized double room, also having the benefit of eaves storage.



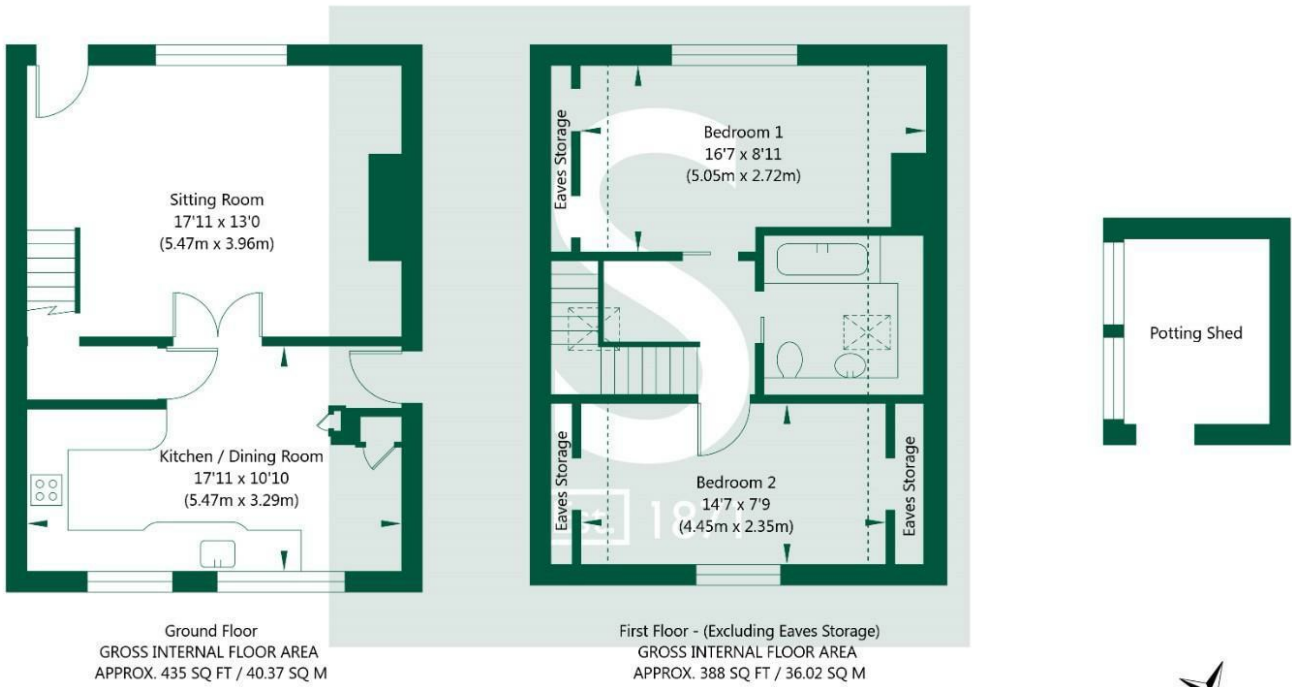
The House Bathroom has been modernised by our vendor and offers a range of high quality Crosswater brass fittings briefly comprising of, a low flush W/C, ceramic sink with brass mixer tap and panelled bath with brass taps and waterfall shower head over and is finished with a new radiator and oak flooring.

Situated on the tree-lined Chestnut Avenue, this Edwardian home stands out on the street with its unique style and build, just off Stockton Lane there is great public transport into York City Centre and further afield.

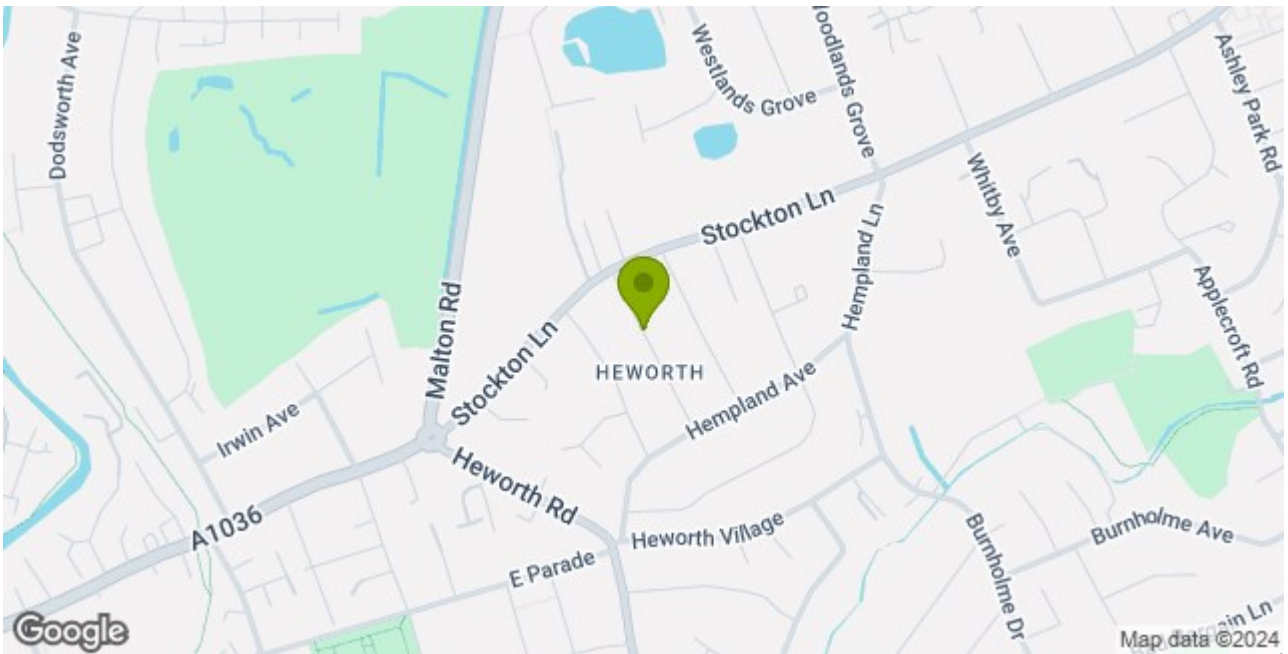


Tenure: Freehold  
Services: All Mains Services Connected  
EPC Rating: TBC  
Council Tax: City of York - C  
Viewings: Strictly via the selling agent

Chestnut Avenue, Heworth, York, YO31 1BR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 823 SQ FT / 76.39 SQ M - (Excluding Eaves & Potting Shed)  
 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

