



Heworth Hall Drive, York Asking Price £395,000

**** NO ONWARD CHAIN ****

A traditional semi detached house set within this most desirable location featuring spacious living accommodation with double garage and private lawned garden.



Accommodation

An ideal opportunity for young and mature families to acquire this traditional semi-detached house set within walking distance of the city centre of York and being offered for sale with both vacant possession and no-onward chain.

Internally the property is entered via a uPVC framed double glazed front door into an entrance hall with staircase leading to the first floor accommodation having a built-in under stair storage cupboard.

The property's kitchen has a range of base units to 3 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with laminated splashbacks. The kitchen provides an electric point for cooking and plumbing for a dishwasher. There is vinyl flooring, built-in storage cupboard and integral garage access.

The property features a spacious through lounge having a bay window to the front elevation with uPVC framed double glazed casements. There is a uPVC framed double glazed rear entrance door which leads out onto the garden beyond. The lounge features a living flame coal effect gas fire set on a marble hearth with matching surround. There is a television aerial point, twin radiators, and display shelving with low level cupboards.



To the first floor are 3 bedrooms, the main bedroom which is positioned at the rear of the house having twin double fronted wardrobes.

Bedroom 2, located at the front also, has built-in wardrobes with a chest of draws and high level storage cupboards.

Bedroom 3 includes a built-in linen cupboard which also houses the Worcester gas fired central heating boiler. All 3 bedrooms benefit from radiators.



Finally, there is a house bathroom which has a 3-piece suite comprising of a low flush WC, wash hand basin set in a vanity surround and inset panelled bath with wall mounted shower attachment with full height tiled splashbacks. The bathroom also includes a heated towel rail, extractor fan and strip light.

To The Outside

The property is accessed directly off Heworth Hall Drive through a pillared entrance onto a front driveway which provides off street parking for one motor vehicle. The driveway in turn gives access to a detached garage which has retractable timber garage doors and is equipped with electric light and power. The property's front garden is laid to gravel with a raised rockery and walled boundaries.



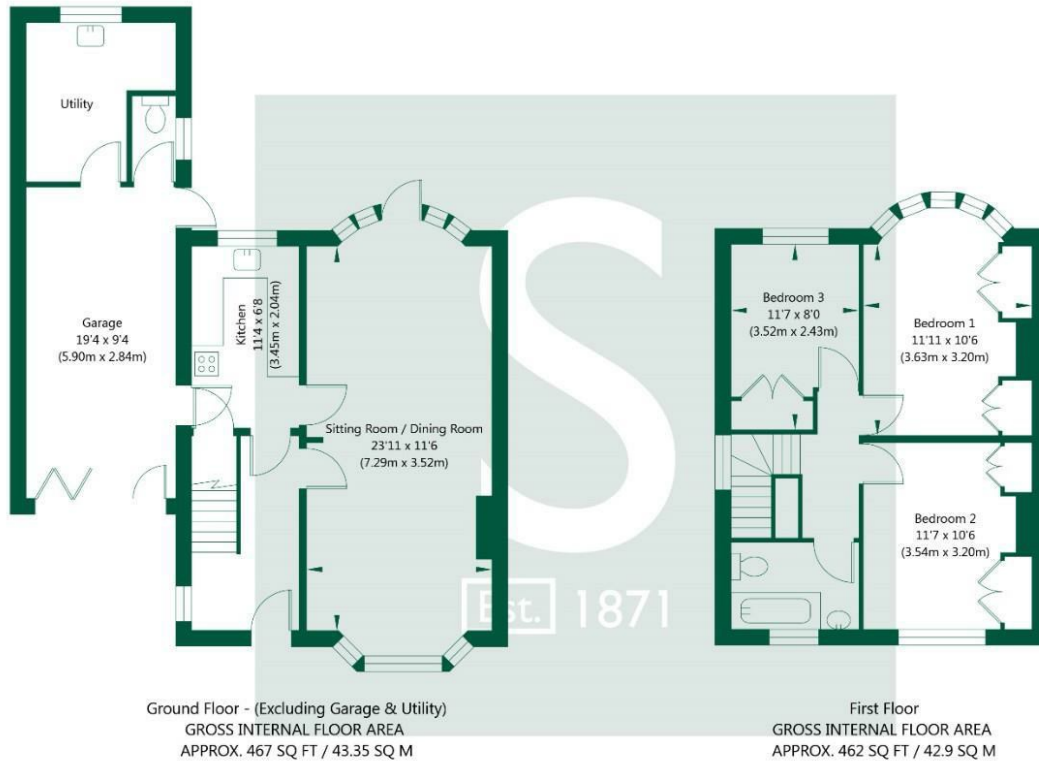
To the rear of the garage is a utility room with inset stainless steel sink unit, storage cupboards and display shelving in addition to plumbing for a washing machine.

There is a separate toilet again located at the rear of the garage having a low flush w/c.

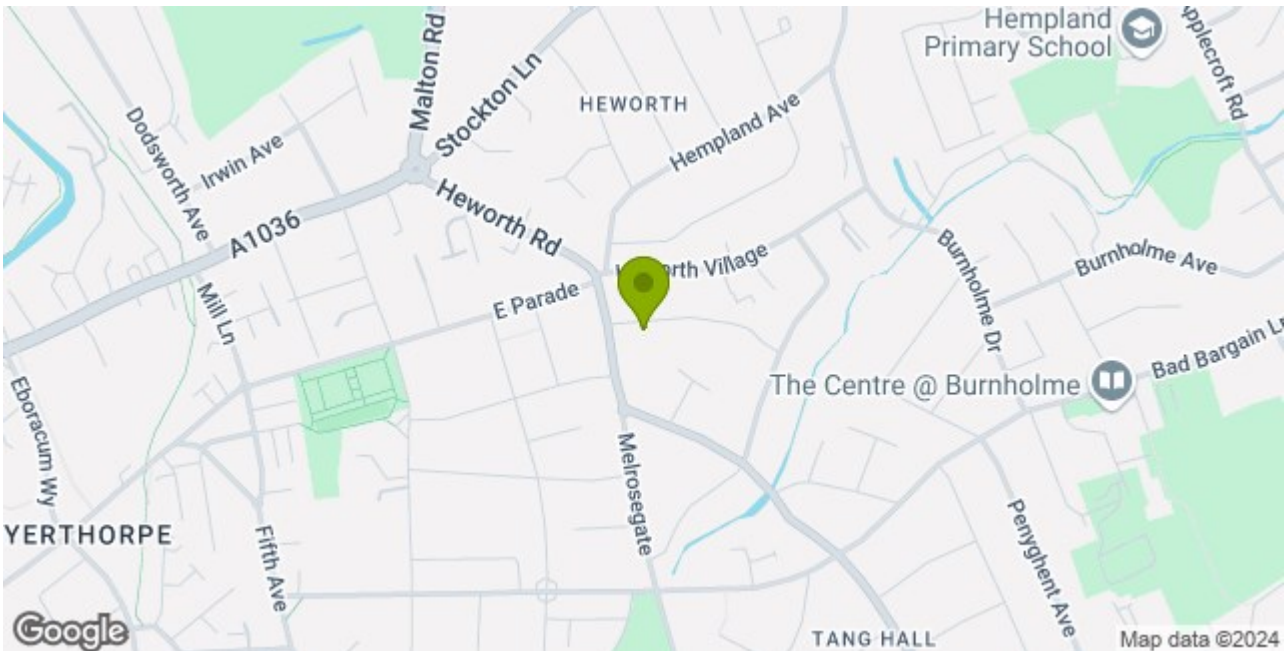
Running full width across the rear elevation is a flagged patio which steps out onto a shaped garden beyond which is laid to lawn with surrounding herbaceous borders. A pathway runs parallel with the side boundary running the full length of the garden. There is a mature apple tree providing a yearly harvest and the rear garden is enclosed to all sides by fenced and hedged boundaries. A timber built garden shed is included within the sale.



Heworth Hall Drive, York, YO31 1AQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 929 SQ FT / 86.25 SQ M - (Excluding Garage & Utility)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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