



**Forest Grove, York YO31 1BL**



**welcome to**

## **Forest Grove, York**

Nestled in the heart of Heworth, one of York's most sought-after areas, this charming three-bedroom, 1930s home is a true gem. Tucked away in a peaceful cul-de-sac, it offers the perfect blend of traditional character and modern convenience.



### Entrance Hall

The entry hall has an understairs storage cupboard, a window to the side, a radiator and a built in storage cupboard.

### Cloakroom

A ground floor cloakroom with w.c, a wash hand basin, an extractor fan and a window to the side.

### Lounge

11' 11" into recess x 11' 3" ( 3.63m into recess x 3.43m )  
A carpeted lounge with a radiator, French doors on to the rear garden and French doors on to the rear garden.

### Dining Room

11' 11" + bay x 11' 3" into recess ( 3.63m + bay x 3.43m into recess )  
The dining room is open to the lounge with carpeted floors, a radiator and a bay window to the front of the home.

### Kitchen

14' 8" x 6' 9" ( 4.47m x 2.06m )  
A fitted kitchen with wall/base units, space for a cooker, space for a fridge/freezer, plumbing for a washing machine, a window to the side, a window to the rear and a door to the side.

### Landing

A carpeted lounge with a window to the side and the stairs up from the ground floor.

### Bedroom One

13' 10" into bay x 9' 3" to front of wardrobes ( 4.22m into bay x 2.82m to front of wardrobes )  
The first double bedroom has carpeted floors, a bay window to the front of the home, a radiator and built in wardrobes.

### Bedroom Two

11' 11" x 10' into recess ( 3.63m x 3.05m into recess )  
The second double bedroom has carpeted floors, a window to the rear of the home, a radiator, built in wardrobes and an airing cupboard.

### Bedroom Three

7' 6" x 6' 10" ( 2.29m x 2.08m )  
A single bedroom with carpeted floors, a radiator and a window to the front.

### Bathroom

The house bathroom has a w.c, a wash hand basin, a shower over the bath tub, a window to the rear, the loft access, carpeted floors and a radiator.

### Exterior

The front of the home offers a paved driveway which leads to the garage with mature shrubs and fence to the sides. Around to the rear there is a great sized, lawn garden which has been beautifully maintained and boasts well established flower beds with shrubs and trees. There is also a greenhouse and a shed.

### Garage

15' 7" x 7' 11" ( 4.75m x 2.41m )  
A detached garage with up + over doors, a door to the side, a window to the rear, power and lighting.



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](http://www.focalagent.com)



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## Forest Grove, York

- A TRADITIONAL THREE BEDROOM, BAY FRONTED HOME
- GREAT POTENTIAL TO PUT YOUR OWN STAMP ON THE PROPERTY
- NO CHAIN
- WONDERFUL, MATURE GARDENS
- QUIET CUL-DE-SAC LOCATION

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£450,000**



Please note the marker reflects the  
postcode not the actual property

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