



16 John Street Heworth
York, YO31 7TG
£595,000

A VERSATILE 4 BEDROOM LINKED DETACHED TOWN HOUSE WHICH IN RECENT YEARS HAS BEEN SIGNIFICANTLY UPDATED AND IMPROVED TO PROVIDE MODERN ACCOMMODATION FORMED OVER THREE FLOORS COMPLIMENTED BY A WALLED SOUTH FACING GARDEN TO THE REAR AND AN INTEGRAL GARAGE WITH FURTHER OFF STREET PARKING ALL RESIDING IN THE SHADOW OF HEWORTH'S EAST PARADE AND POPULAR GLEN GARDENS. JUST A SHORT STROLL FROM MONKGATE BAR AND BEYOND TO THE CITY CENTRE

Under a canopy porch a composite part glazed door with over light opens to a welcoming staircase RECEPTION HALL. Tiled flooring throughout, vertical panelled radiator with recessed storage and an internal door to the Garage/Utility area.

The tiled flooring continues through a six panelled door to the KITCHEN/DINER ROOM which has been comprehensively refitted with a range of modern two tone white and grey gloss fronted wall and base units complemented by straight edged timber work surfaces and glazed tiled mid range. A central Cooke and Lewis six ring gas burning hob with broad stainless steel splashback and wide chimney style extractor above with dual side by side Neff "hide and slide" electric ovens below. Fitted composite charcoal sink with side drainer and matching swan style mixer tap. There are two floor to ceiling larder cupboards. Integrated appliances include a full size Bosch dishwasher, fridge and freezer. To one side there is a DINING AREA with an open display cabinet, providing useful storage. Sliding uPVC double glazed door leads out to a canopy covered breakfast patio and beyond to the delightful walled south facing rear garden.

From the reception hall stairs rise with handrail and balustrade to the FIRST FLOOR LANDING, uPVC double glazed window to the front elevation and doors leading off. SITTING ROOM with sliding uPVC double glazed sliding door flanked by vertical double floor to ceiling radiators open onto an elevated balcony with brushed wrought iron railings overlooking the pleasant rear garden well suited to those alfresco evenings.

BEDROOM 4/STUDY uPVC double glazed window with front aspect.

LUXURY REFITTED SHOWER ROOM comprising of a central wash hand basin on a fitted vanity unit with countertop, chrome mixer tap with useful storage cupboards below and LED mirror above, tiled splash back. Fitted low suite WC. A double walk-in mains plumbed Aqualisa thermostatic controlled shower, fully tiled to head height, shower screen to the side. Vertical chrome towel radiator and extractor fan.

From the first floor landing stairs rise with handrail and balustrade to the SECOND FLOOR LANDING with loft hatch access, drop down ladder which is part boarded and provides useful storage with mains lighting. To one side of the landing is an airing cupboard housing a pressurised vented water cylinder. Doors lead off :

PRINCIPAL BEDROOM, uPVC double glazed picture window with a fitted blackout blind to the rear elevation. To one side there are bespoke floor to ceiling wardrobes which are shelved and railed. A six panelled door leads to a LUXURY EN SUITE SHOWER ROOM, comprising of a low suite WC beside a wall hung floating wash hand basin on a vanity unit with storage doors below and LED mirror above beside a trio of white gloss shelves. A double walk-in mains plumbed Aqualisa thermostatic controlled shower, fully tiled to head height, shower screen to the side. Vertical chrome towel





radiator, extractor fan and adjustable laundry rail, all complemented by tiled effect vinyl flooring.

GUEST BEDROOM with further bespoke floor to ceiling wardrobes which are shelved and railed. Useful open storage cupboard and uPVC double glazed window to the front elevation.

BEDROOM 3 extends to almost 18 ft in length with a Velux sky light and fitted black out blind and loft hatch access. To one side a pullout door reveals further storage to the eaves.

OUTSIDE – To the front an up and over door accesses the **INTEGRAL GARAGE** (15FT 11 X 8FT 7) with **UTILITY AREA** to the rear where there is space and plumbing for a washing machine, space for a dryer and space for an American Fridge Freezer. Water softener and wall mounted gas boiler.

To the rear is an unexpected and delightful south facing walled garden which has recently been landscaped with porcelain paving. From the kitchen/ diner there is a breakfast patio with adjoining bin store cupboard and paved pathway leading to a side gate. A path is flanked by attractive pebbled borders past a raised "grow your own" veg box and in turn leads to a secondary patio and beyond to further pebbled borders and storage area.

To the very rear there is off street visitors parking spaces which our client uses on a daily basis. However if further parking is required for 16 John Street this can be applied for to York City Residence Parking scheme for a R30 street permit.

POSTCODE – YO31 7TG
COUNCIL TAX BAND – D (York City Council)

TENURE - FREEHOLD

SERVICES - Mains water (metered), water softener, electricity and drainage, fibre internet, service house alarm with mains gas central heating.

LOCATION - Heworth benefits from a wide range of local amenities including shops, post office, schools, sports and health facilities. The property provides convenient access to York Universities, York Station, York Hospital, York City centre amenities and the A64 by-pass, which in turn leads to all major road networks.

DIRECTIONS - Travelling along East Parade towards the City Centre, take the third exit on the roundabout on to Mill Lane. John Street is on the right hand side where the property can be identified by our for sale sign.

VIEWING - Strictly by prior appointment through the selling agents, Churchills.

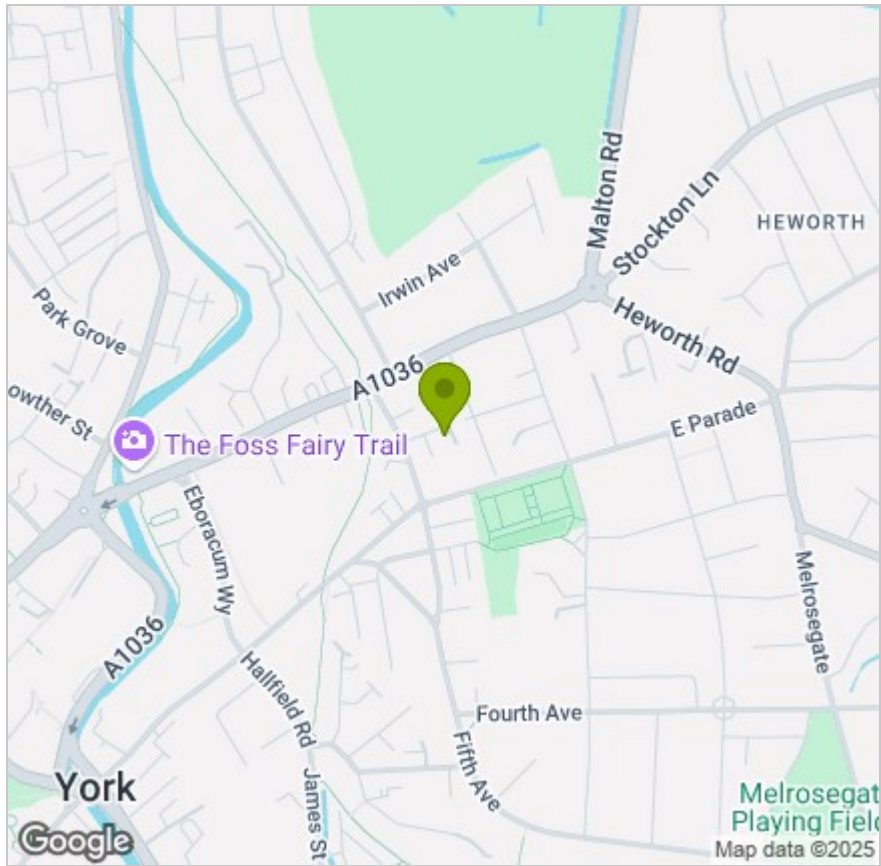
AGENTS NOTE - The owners of the property are related to a member of Churchill's staff.



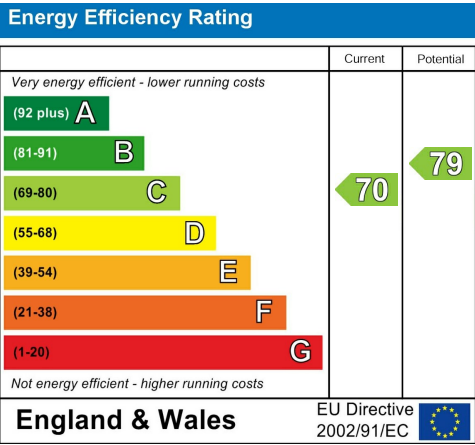
FLOOR PLAN



LOCATION



EPC



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