



22 Walney Road Heworth
York, YO31 1AJ

Guide Price £450,000

NO ONWARD CHAIN! A large extended four bedroom semi-detached house on a good sized plot located on this quality sought after street close to Heworth village and York city centre as well as popular schools and amenities. Well maintained and ready to move into and having a versatile layout therefore offering plenty of space and scope to extend and enhance further. This impressive property internally comprises; entrance hallway, WC/cloaks, lounge with bay window through to sitting room, 15ft dining/kitchen, long lean-to onto garden, inner hallway with potential for utility room, door to integral garage, first floor landing, three first floor double bedrooms, one study/single bedroom, four piece house bathroom and second floor loft room. To the outside is a front paved driveway for off street parking and the potential for electric car charging, leading to a single integral garage. To the rear is a long lawned garden with mature trees and shrubbery, raised patio area and storage areas. An accompanied viewing is highly recommended.



Entrance Hallway

Entrance door, window to side, Oak flooring, column radiator, power points, stairs to first floor

WC/Cloaks

Low level WC, wash hand basin, tiled flooring, extractor fan

Lounge

Timber framed bay window to front, Oak flooring, double panelled radiator, TV and power points

Sitting Room

French doors onto patio, Oak flooring, double panelled radiator, Tv and power points





Breakfast Kitchen

Fitted wall and base units with Granite worktop, sink and draining board with mixer tap, windows to side and rear, door to lean-to, space and plumbing for appliances, tiled flooring, double panelled radiator, power points

Inner Hallway

Cold water tap, storage cupboard, power points, door to Integral garage

First Flooring Landing

Oak flooring, power points, door to;

Bedroom 1

Bay window to rear, Oak flooring, wardrobes, single panelled radiator, power points

Bedroom 2

Windows to two aspects, floorboards, radiator, power points

Bedroom 3

Bay window to front, wardrobes, Oak flooring, single panelled radiator, power points

Study/Bedroom 4

Window to front, Oak flooring, single panelled radiator, power points

House Bathroom

Opaque window to rear, panelled bath, walk-in shower, double sink unit, low level WC, vinyl flooring, towel radiator, extractor fan

Second Floor

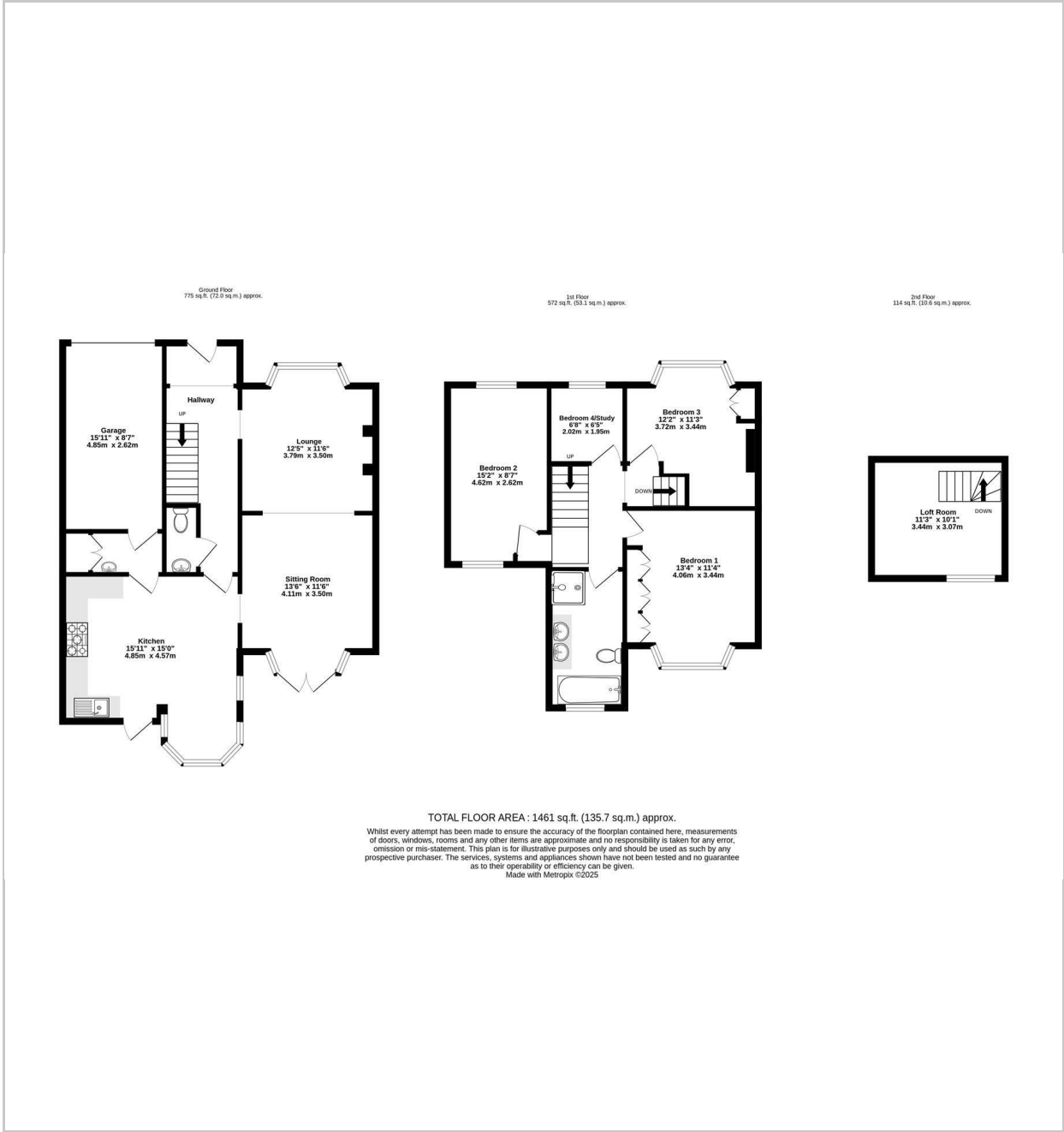
Loft Room

Window to rear, floorboards, double panelled radiator, eaves storage, power points

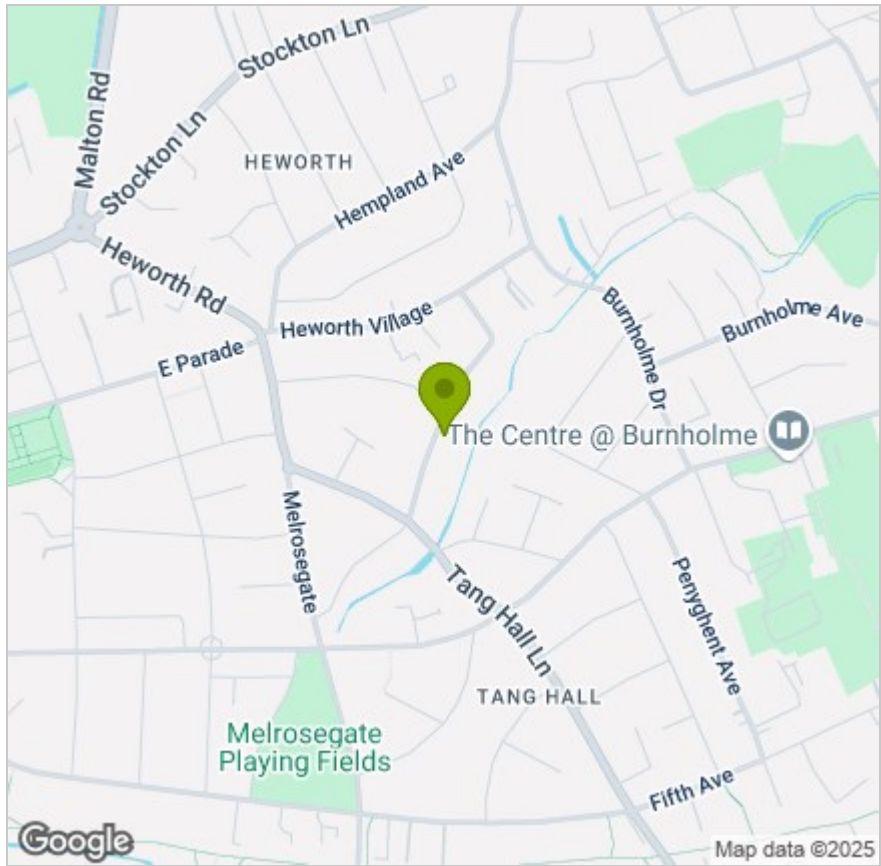
Outside

Paved front driveway, brick boundary wall, integral garage approx. 15ft 11 x 8ft 7 with electric up and over door, power points, door to rear hallway. To the rear is a raised paved patio, long garden with mature trees and shrubbery, timber shed for storage, long lean-to with plumbing for washing machine, power points

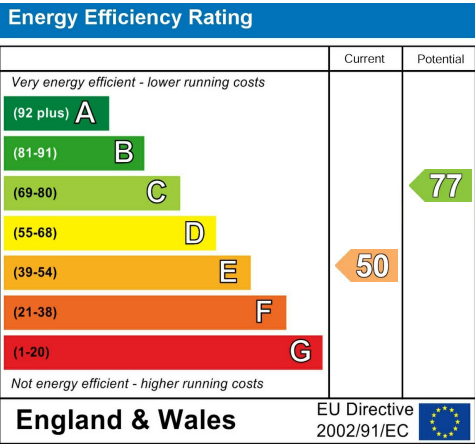
FLOOR PLAN



LOCATION



EPC



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