



39 Sixth Avenue,
York, North Yorkshire YO31 0UR

Guide Price £339,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents bring to the market, a superb opportunity to purchase a three-bedroom semi-detached home, situated on a corner plot with gardens to the front and rear, in the highly sought after location of Heworth, well situated with easy access into the York City Centre and the University. With local shops, schools and the Vangarde shopping centre close at hand. This well-presented modern property, was redeveloped by the previous owner, creating a lovely home and will be very popular with a multitude of buyers, including first time buyers, professional couples, families plus buy to let investors. The accommodation briefly comprises; Entrance hall with doors leading to all the rooms. To the front we find the study/playroom, ideal for those who work from home or need a space for children's toys, a handy storage cupboard and a downstairs cloakroom can also be found. We then enter the fabulous central, open plan living space, with three sky lights flooding the room with natural light and plenty for space for a table and chairs. Opening to the modern fitted kitchen, with a range of white units, some integrated appliances and bi folding doors leading to the garden. The stairwell leads to a first-floor landing, where we find with three well-proportioned bedrooms and a bathroom. Outside to the front is a walled and hedged garden with gated access and a drive leading to the garage, perfect as a workshop for a car/cycle enthusiast or extra storage. To the rear of the house, accessed by a spacious side area, is a fenced garden laid to lawn and a paved patio area, perfect for outside entertaining, plus handy brick out building. In summary, this superbly presented property, provides an exceptional opportunity to secure a home in a very popular location. An early internal viewing of this lovely home is a must!

Heworth is a popular suburb, just 1.5 miles north of York City Centre. The location boasts a wide range of local amenities including a Newsagents, Shops, Pharmacist, Doctors surgery, Hairdressers, Public Houses and a superb bus service into the city centre. The York Outer Ring Road (A1237) is just 0.5 miles further north and the shopping parks at Monks Cross and neighbouring Vangarde as well as Clifton Moor and the A64 are within easy reach by car. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front Upvc entrance door, storage cupboard and radiator*. Stairs to the first floor. Doors leading to...

Study

9' 4" x 8' 5" (2.84m x 2.56m)
Double glazed windows to front aspect and radiator*.

Cloakroom

White two piece suite comprising: Pedestal wash hand basin, low level wc, double glazed windows to side aspect and heated towel rail*.

Utility room

6' 11" x 7' 2" (2.11m x 2.18m)
Handy utility with wall units, plumbing for a washing machine*, space for a dryer, double glazed window to side an aspect and Upvc door to the outside.

Living Room

21' 7" x 18' 6" (6.57m x 5.63m) At longest points.
Double glazed bi folding doors to rear aspect, sky lights, down lighting, tv point* and upright radiators*. Opening to...



Kitchen Area

13' 0" x 7' 2" (3.96m x 2.18m)
Fitted with an attractive range of white base and wall mounted units with matching work preparation surfaces over, inset sink with mixer taps, integral appliances include electric oven*, grill*, induction hob*, extractor fan*, dishwasher*, space for an upright fridge/freezer and double glazed windows to rear aspect.

First Floor Landing

Double glazed window to side aspect and airing cupboard with a wall mounted boiler*. Doors leading to...

Bedroom 1

12' 11" x 10' 3" (3.93m x 3.12m)
Double glazed windows to rear aspect and radiator*.

Bedroom 2

9' 11" x 8' 11" (3.02m x 2.72m)
Double glazed windows to rear aspect and radiator*.



Bedroom 3

9' 4" x 8' 4" (2.84m x 2.54m)
Double glazed windows to front aspect and radiator*.

Bathroom

6' 5" x 5' 6" (1.95m x 1.68m)
White three piece suite comprising: Bath with mixer taps and mains shower over*, pedestal wash hand basin with mixer tap, low level wc, double glazed windows to side aspect and heated towel rail*.

Garage

30' 6" x 8' 11" (9.29m x 2.72m)
Power, lighting, windows and side door leading to the garden.

Outside

To the front of the property, there is a wall and hedged garden with gated access, plus a driveway, providing off street parking leading to the garage. Passing through the side gate to the rear, we find a fenced garden, laid to lawn with a brick outbuilding.



Agents Note

EPC Rating C. Council tax band B.

Broadband supplier: Virgin Media Fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

39 Sixth Avenue
YORK
YO31 0UR

Energy rating

C

Valid until:

18 May 2033

Certificate number:

9183-3026-0205-5107-9200

Property type

Semi-detached house

Total floor area

95 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Bishops Personal Agents

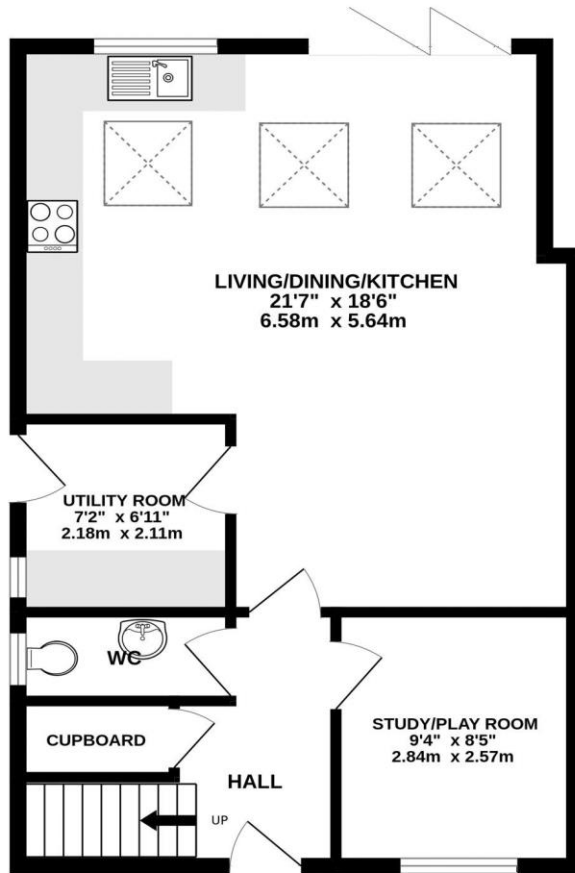
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

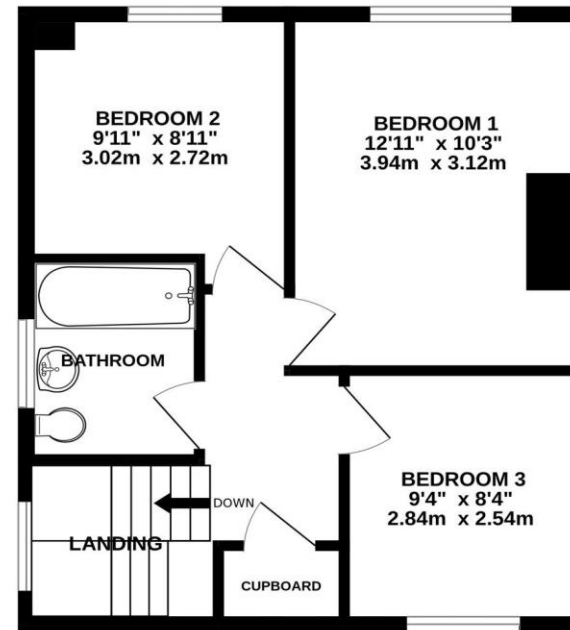
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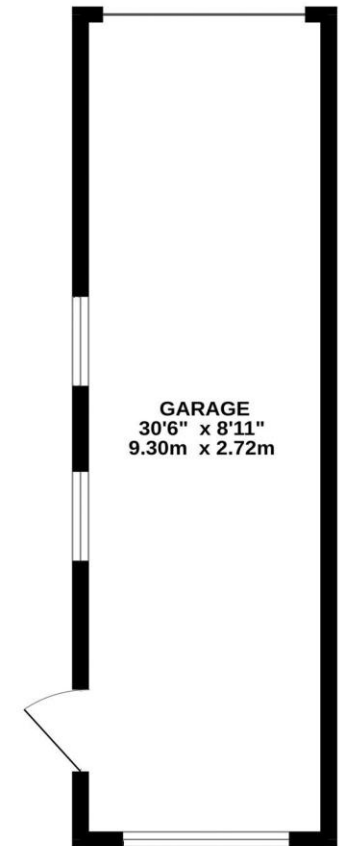
GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



GARAGE
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 1274sq.ft. (118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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