

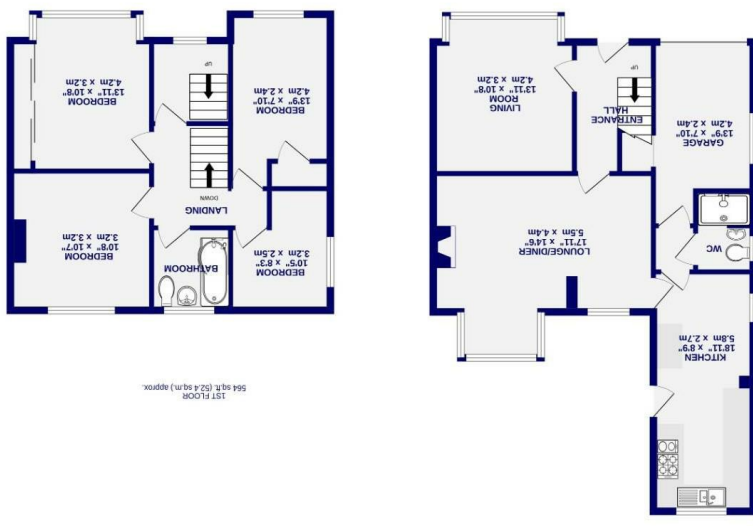
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- EPC D
- Larger Rear West Facing Garden
- Driveway Parking For Multiple Cars
- Two Reception Rooms
- Five Bedrooms
- Extended To The Side, Rear & Loft
- Semi Detached House
- NO ONWARD CHAIN
- Council Tax Band - C

Freehold

Woodside Avenue
, York
YO31 0QS

What every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other items are approximate. It should be noted the garages are not part of the overall floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. No guarantee is given as to the accuracy of the floorplans and appliances shown have been tested and no guarantee is given as to their operation. Made with Metronix 02024



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£425,000

 5  2

A five-bedroom extended semi-detached house, within walking distance of Heworth and its array of local amenities, is well-presented and features a unique garden backing onto the rear beck.

The entrance hallway leads to the front lounge, currently used as a cinema room, with a charming bay window. The rear open-plan dining area and cosy snug also have a bay window overlooking the garden and feature an exposed brick fireplace with a log-burning stove. The modern breakfast kitchen at the rear boasts shaker-style white country kitchen doors and a granite-effect worktop. Additionally, the ground floor includes a shower room with a W.C. and an integral garage.

On the first floor, there are three double bedrooms and a smaller single bedroom or office. Two of the larger bedrooms feature fitted wardrobes. The three-piece family bathroom includes a shower over the bath. The second floor hosts a larger double bedroom that spans both the original house and the double-storey side extension.

Externally, the front of the house offers a driveway with parking for multiple cars. The large west-facing rear garden includes an insulated home office, currently under construction and ideal for storage.

Offered with no onward chain.

Council Tax Band- C

