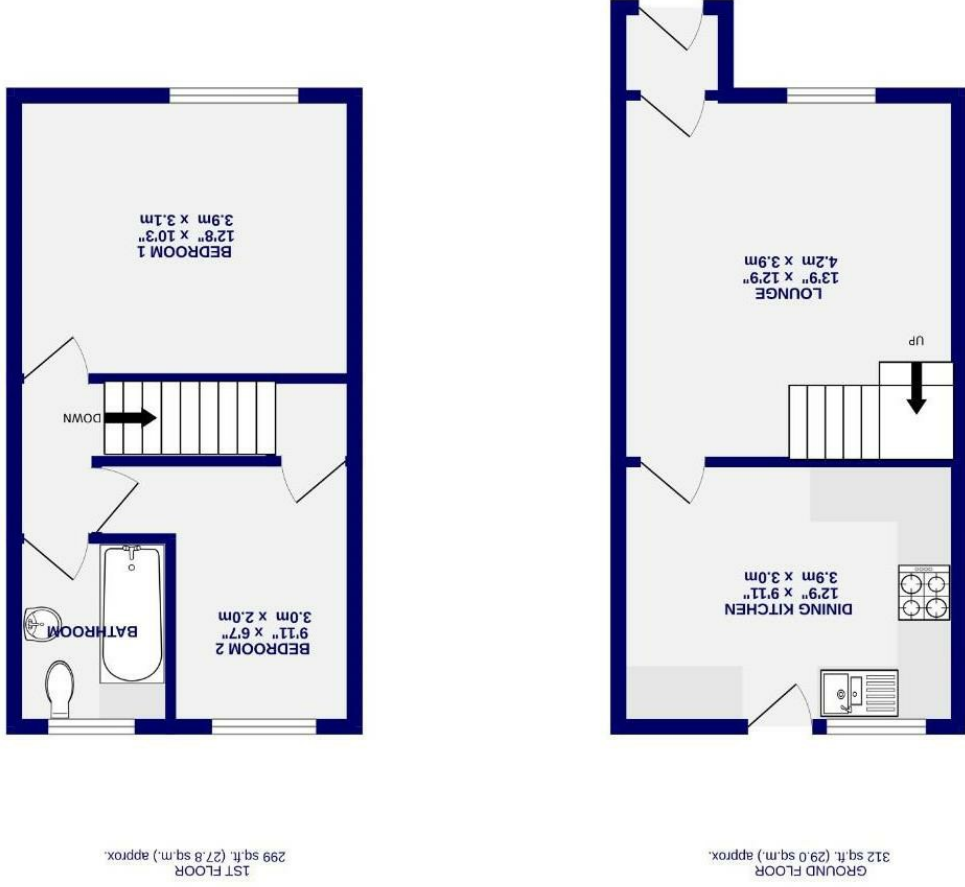


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

TOTAL FLOOR AREA: 611 sq. ft. (56.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of rooms and any other areas are approximate. It is included in the purchase price and the purchaser will be responsible for any errors and omissions. The purchaser should verify the measurements and areas by inspection and should be held as such by any prospective purchaser. The purchaser should also verify the measurements and areas by inspection and should be held as such by any prospective purchaser. The purchaser should also verify the measurements and areas by inspection and should be held as such by any prospective purchaser. The purchaser should also verify the measurements and areas by inspection and should be held as such by any prospective purchaser.



- Two Bedroom Mid Townhouse
- Well Presented Throughout
- Off Street Parking
- Private Rear Garden
- Close To CC, Train Station & Hospital
- Updated Kitchen & Bathroom
- Ideal First Home
- EPC- C

Freehold
Council Tax Band - B

Montrose Avenue Heworth, York YO31 8FB



Montrose Avenue
Heworth, York
YO31 8FB

Offers Over £250,000



Located in a convenient position, just a short walk from York city centre, the train station and York Hospital, is this beautifully presented mid-town house. A much-loved home for a number of years, this property has been tastefully updated by the owner and is move-in ready. Unique for a property in such a prime location, this home backs onto a small woodland, creating a private aspect at the rear.

Internally, the property features an entrance hall that leads into the living room at the front. Spacious enough for plenty of furniture, this room benefits from a large window that allows light to flood in. At the rear is the updated kitchen-diner with modern wall and base units, complemented by stylish worktops. Thoughtfully designed, the kitchen includes a large larder cupboard, integrated appliances, and a built-in breakfast bar/dining table.

On the first floor, there are two well-proportioned bedrooms, with the master bedroom featuring a range of bespoke fitted wardrobes and cupboards. There is also an updated, modern shower room with contemporary floor-to-ceiling wall tiles. The current owner has also installed a new loft hatch and pull-down ladder, providing ideal storage space.

To the rear is a well-maintained garden enclosed by fence boundaries. It features low-maintenance chippings and a decking area directly behind the property for outdoor seating, with a path leading to the back gate, where additional parking is available, in addition to the driveway at the front.

In summary, this is a wonderful home, ideal for a first-time buyer, in a convenient location close to the city. Early viewing is highly recommended to appreciate all that is on offer.

Council Tax Band - B

