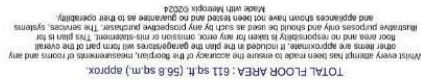


- Montrose Avenue  
Heworth, York  
YO31 8FB





Montrose Avenue  
Heworth, York  
YO31 8FB

Offers Over £250,000

 2  1

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

