

- Freehold
Council Tax Band - E

Floor Plan 1 (Left):

- Lounge/Diner: 23'9" x 11'3"
- Kitchen/Breakfast Room: 16'7" x 11'5"
- Dining Room: 12'4" x 9'8"
- Conservatory: 10'0" x 8'10"
- Bedroom: 11'10" x 11'3"
- Bedroom: 11'1" x 11'3"
- Bedroom: 8'10" x 7'1"
- Bathroom
- WC
- Landing
- Eaves Storage
- Porch

Floor Plan 2 (Right):

- Lounge/Diner: 23'9" x 11'3"
- Kitchen/Breakfast Room: 16'7" x 11'5"
- Dining Room: 12'4" x 9'8"
- Conservatory: 10'0" x 8'10"
- Bedroom: 11'10" x 11'3"
- Bedroom: 11'1" x 11'3"
- Bedroom: 8'10" x 7'1"
- Bathroom
- WC
- Landing
- Eaves Storage
- Porch



Heworth Hall Drive
Heworth, York
YO31 1AG

£425,000

3 1

A truly unique semi detached home, located within the popular residential setting of Heworth, overlooking two pretty local churches. A much loved home for many years, this property offers the next owners a wonderful opportunity to create a fantastic family home. Set on a most generous plot, with gardens across three aspects, in addition to a larger than average garage, this property could be extended further (subject to the relevant planning permissions).

Heworth is a sought after residential area positioned to the east of the city. Within walking distance of York's historic city walls, this property also benefits from the range of amenities that East Parade and Heworth Village have to offer, and is within the catchment of a range of popular local schools.

Internally, this wonderful property offers an entrance porch which provides access into the entrance hall. Original stained glass can be found within the original door and window surround, and the hall, like the landing, boasts ornate panelling on the walls. To the left is the open plan reception space, with a large bay window to the front allowing light to flood through. Towards the rear of the room are patio doors leading out to the private garden at the rear. At the end of the hall is the open plan and extended kitchen, which offers an array of wall and base units allowing for plenty of storage, in addition to integrated appliances. There is a separate dining room off the kitchen which showcases ornate ceiling beams to create a cosy feel.

On the first floor are three well proportioned bedrooms, with the two double bedrooms benefitting from ample integrated storage. The smaller third bedroom could make a wonderful home office or nursery. A unique feature for any semi detached home, this property also boasts a first floor conservatory. Overlooking the generous plot, but also benefitting from views of the local area including the two churches, this space is filled with natural light throughout the day.

