



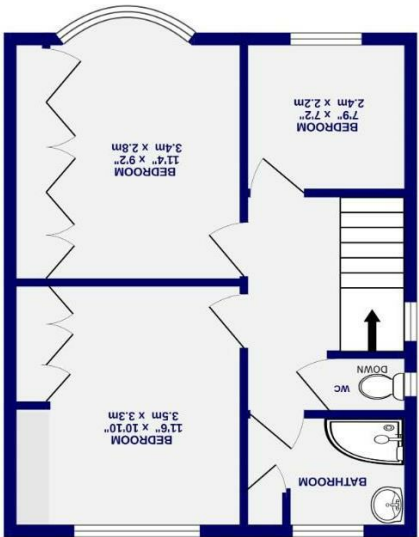
# Oakland Avenue , York YO31 1DF

Freehold  
Council Tax Band - C

- Traditional Semi Detached Property
- Three Bedroom Family Home
- Open Living Dining Room
- Kitchen With Pantry
- Downstairs WC
- Front Garden
- Rear Garden & Garage
- Driveway
- Sought After Location
- EPC TBA



GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



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

TOTAL FLOOR AREA: 864 sq.ft. (80.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other areas are approximate. It is advised that the purchaser's solicitor should verify the measurements and areas 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 location, position, floor area 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 location, position, and appliances shown have not been tested and no guarantee as to their operability.  
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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 areas, measurements, floor plans or distances 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 statements contained in these particulars. 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.



Oakland Avenue  
, York  
YO31 1DF

Offers Over £375,000

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Ashtons Estate Agents are delighted to offer this family home to the market. Situated in a sought-after residential location, just a stone's throw away from a range of amenities in Heworth Village, the property has been lovingly maintained over the years. It offers a rare opportunity to acquire a traditional family house in a superb location.

Upon entering the hallway, you are welcomed by the history and sense of a family home waiting for the next owners to flourish and make their own. From the entrance hall, you enter the expansive living dining room, with dual-aspect windows bathing the room in natural daylight. The period bay window to the front complements the charm and character of this home. The kitchen is positioned at the rear of the property with a lovely view of the garden. An array of wall and base units provide plentiful storage and work surfaces. A handy pantry adds to the charm of this period kitchen. A spacious WC completes the ground floor.

To the first floor, there are two generous bedrooms, with the bay window echoed at the front of the property. A third bedroom would make an ideal nursery, single bedroom, or home office. The bathroom offers a corner shower and sink. A separate WC completes this floor and offers an opportunity to merge the spaces to create a superb family bathroom.

Externally, to the front of the property, there is a landscaped gravel and brick feature with established plants. To the rear, there is a garage/workshop and a laid lawn with a patio for family entertaining.

This superb home, in a sought-after area, offers scope for modernisation, and a viewing is recommended to truly appreciate its potential and the location.

Council Tax Band- C

