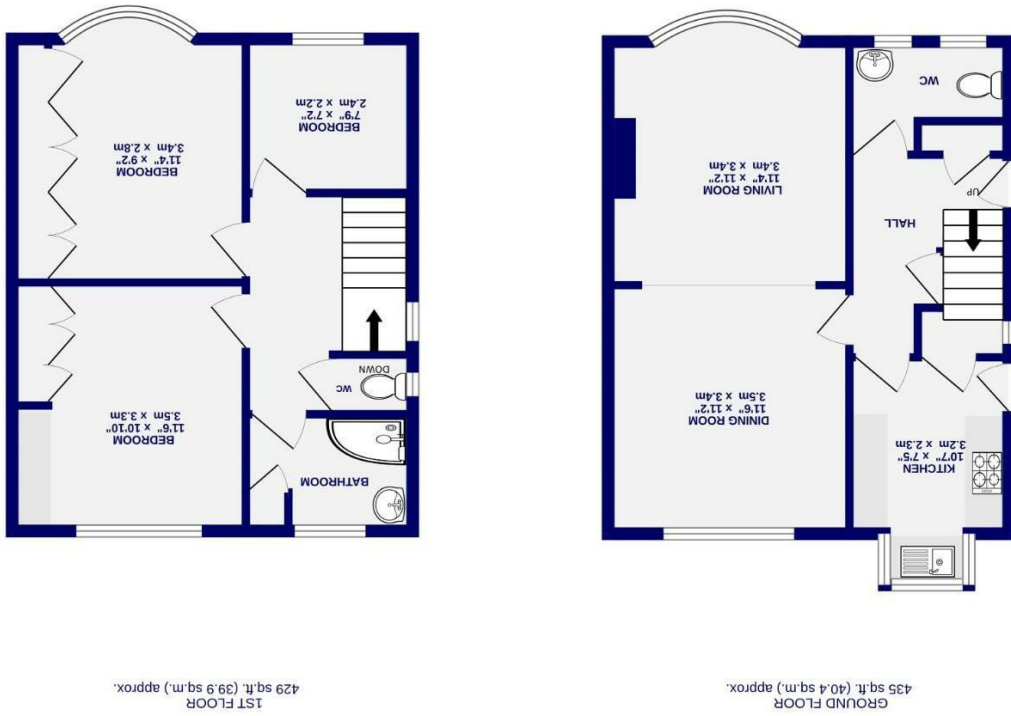


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- Traditional Semi Detached Property
- Three Bedroom Family Home
- Open Living Dining Room
- Kitchen With Pantry
- Downstairs WC
- Front Garden
- Rear Garden & Garage
- Driveway
- Sought After Location
- EPC TBA

Freehold
Council Tax Band - C

Oakland Avenue
, York
Y031 1DF



TOTAL FLOOR AREA: 864 sq ft. (80.3 sq m.) approx.



Oakland Avenue
, York
YO31 1DF

Offers Over £375,000

 3  1

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

