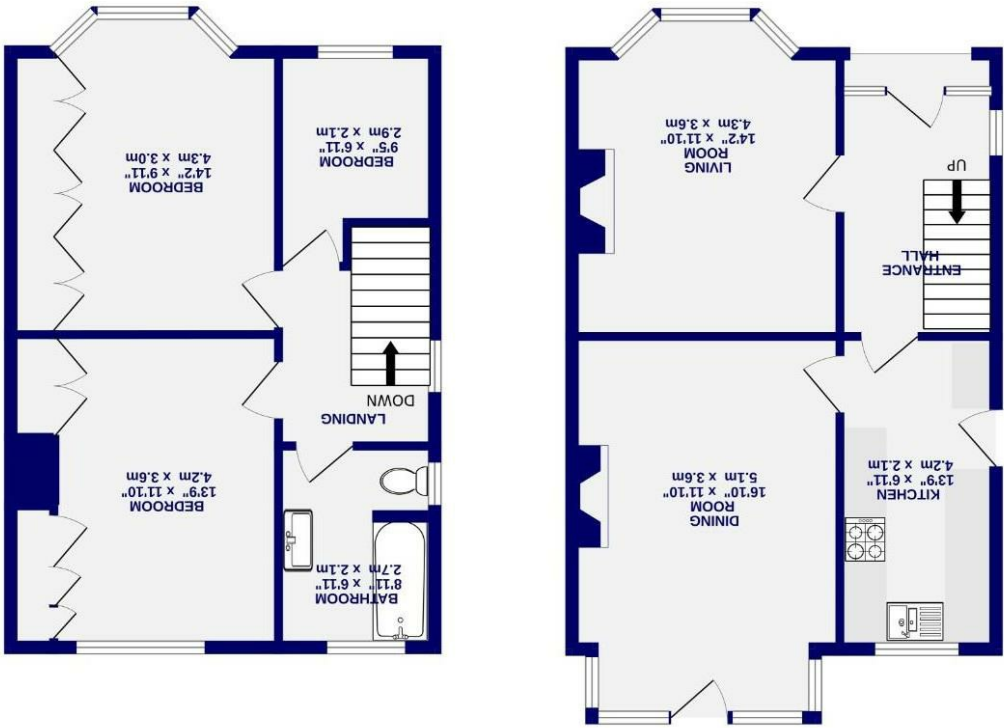


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 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.

- EPC TBC
- Popular Residential Setting
- Driveway & Garage
- Generous Rear Garden
- Beautifully Presented Throughout
- Two Reception Rooms
- Three Bedrooms
- Semi Detached House

Freehold
Council Tax Band - C

Heworth Road
Heworth, York
YO31 0AA



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It should be noted that the floorplan is a guide only and is not intended to be used as a guide to the actual layout of the property. The floorplan is a guide only and is not intended to be used as a guide to the actual layout of the property. The floorplan is a guide only and is not intended to be used as a guide to the actual layout of the property.



Heworth Road
Heworth, York
YO31 0AA

£450,000

 3  1

Situated in the sought-after suburb of Heworth is this immaculately presented three-bedroom semi-detached home, beautifully combining original features with contemporary styling. Finished to a high standard throughout, this charming property is ready to move into and would make a superb family home or first-time purchase.

Heworth Road enjoys an enviable position just a short walk from the green open spaces of Monk Stray and within easy reach of York City Centre and the train station. The area is well-served by an excellent range of amenities, including local shops, cafes, and restaurants, along with regular bus routes and convenient access to the Outer Ring Road for travel further afield.

Internally, the property opens into a welcoming entrance hall that leads into a spacious living room to the front. A large bay window with elegant shutter blinds allows natural light to pour in, highlighting beautiful features such as the wood-burning stove and feature mantelpiece. To the rear, the second reception room—currently used as a dining space—boasts original wooden flooring, bespoke cabinetry, and a second eye-catching fireplace, along with French doors that open out to the garden.

The fitted kitchen offers a range of stylish wall and base units, integrated appliances, and space for further white goods.

Upstairs, two larger than average double bedrooms benefit from extensive built-in wardrobes, while the third bedroom provides an ideal home office, nursery, or single room. The accommodation is completed by a well-appointed three-piece family bathroom, featuring charming patterned flooring and traditional-style fittings in keeping with the home's period character.

