

Fifth Avenue , York YO31 OUN

£400,000







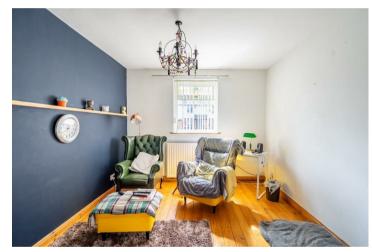
Rare to the open market is this substantial and extended semi-detached home, located on the ever-popular Fifth Avenue in Heworth. Boasting views of York Minster as you approach, this impressive property is ideally positioned for easy access to York City Centre, the train station, and several highly regarded local schools. This exceptional family home presents a rare opportunity not to be missed.

Internally, the property opens into a welcoming entrance hall which leads into the versatile ground floor accommodation. The true heart of the home lies at the end of the hall—an expansive open-plan kitchen, living, and dining area, flooded with natural light from dual-aspect windows. The kitchen is fitted with a generous range of wall and base units, alongside ample worktop space, making it ideal for busy family life and entertaining.

At the rear of the property is a substantial conservatory, overlooking the beautifully landscaped garden, perfect for year-round enjoyment. The remainder of the ground floor is highly adaptable, featuring two additional reception rooms—one of which could serve as a ground floor bedroom—alongside a modern three-piece shower room. This flexible layout offers excellent potential for multigenerational living or creating designated work-fromhome spaces.

Upstairs, the first floor hosts five well-proportioned double bedrooms, all offering light and space, along with a stylish and contemporary three-piece family bathroom.



















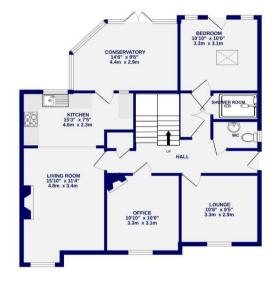


Fifth Avenue, York YO31 OUN

Freehold Council Tax Band - B

- Five Bedrooms
- Semi Detached Property
- Garage & Off Street Parking
- Multi Use Reception Rooms
- Kitchen
- Conservatory
- EPC B

GROUND FLOOR 914 sq.ft. (84.9 sq.m.) approx. 1ST FLOOR 665 sq.ft. (61.7 sq.m.) approx.





TOTAL FLOOR AREA: 1578 sq.ft. (146.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian, measurements of rooms and any other items are approximate. If included in the plan the garagetisters will form part of the overall illustrative purposes only and should be used as such by any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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.

