

Walney Road Heworth, York YO31 1AH

Freehold
Council Tax Band - C

- Semi Detached House
- Two Double Bedrooms
- West Facing Garden
- Driveway Parking & Garage
- Extension
- Sought After Residential Area
- Popular Village Setting
- EPC C



TOTAL FLOOR AREA: 971 sq ft (90.2 sq.m.) approx.
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Walney Road
Heworth, York
YO31 1AH

£375,000

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Located in the sought-after residential area of Heworth is this well-presented and extended two-bedroom semi-detached house. Offering generous space throughout, the property would make an ideal first home or family home, with excellent local amenities, regular bus links to the city centre and a variety of well-regarded schools close by.

The ground floor begins with an entrance hall leading into a welcoming living room at the front of the house. This charming space features an attractive fireplace, bespoke cabinetry and a large front-facing window that floods the room with natural light. To the rear, an open-plan kitchen diner is fitted with a range of shaker-style wall and base units providing ample storage, along with integrated appliances. The extended sitting room adjoins the kitchen and enjoys views across the garden from windows on multiple sides, including Velux roof lights, creating a bright and versatile living space with direct access to the garage.

Upstairs are two well-proportioned double bedrooms, both benefitting from built-in storage. The first floor also offers a family bathroom and a separate WC, conveniently located off the landing.

Externally, the property occupies a well-appointed plot with a west-facing garden that enjoys sunlight throughout the day. Mainly laid to lawn, it also features patio seating areas, all enclosed by fenced boundaries. To the front, there is a driveway providing off-street parking.

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