

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



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to the joint the quantities with them and of the overall 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 services, systems and appliances shown have not been tested and no guarantee as to their operability.

Made with Metreplan ©2025

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.

Walney Road
Heworth, York
YO31 1AH

£375,000

 2  1

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.

Council Tax Band C

