



Glen Avenue  
Heworth, York  
YO31 0XN

£475,000



A substantially extended and renovated family home, positioned just a short distance from York city centre in the highly sought after area of Heworth, offering excellent access to local amenities, well regarded schools and strong transport links.

The property is entered via a composite door into a welcoming hallway with stairs to the first floor. To the front is a well presented living room, creating a comfortable and cosy space.

A double storey side extension has transformed the ground floor, creating an impressive open plan kitchen dining space. The kitchen offers a range of wall and base units with stylish worktops and a range of integrated and freestanding appliances, with ample space for dining. Bi fold doors open directly onto the rear garden, providing a seamless connection between inside and out. A matching utility room and separate WC sit just off the kitchen.

The property also benefits from an integral double garage with remote controlled roller door, providing secure off street parking or additional storage.

To the first floor are four generous double bedrooms. The principal bedroom sits to the front and includes fitted wardrobes. Two further bedrooms form part of the extension, one benefitting from a modern en suite shower room. A contemporary family bathroom with three piece suite and fully tiled finish completes the accommodation.

Externally, the rear garden has been landscaped for low maintenance, featuring porcelain paving and enclosed boundaries.

A well balanced and modern home in a popular location, early viewing is highly recommended.

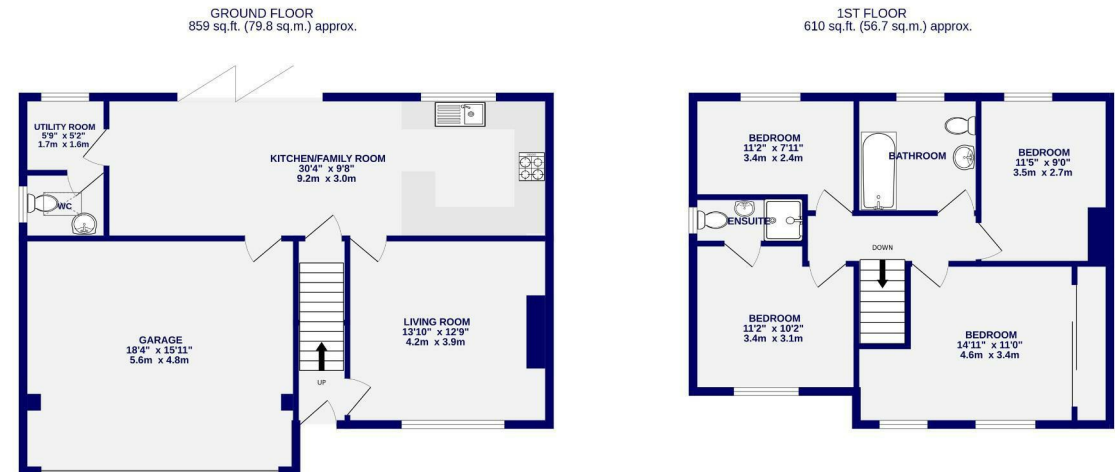




# Glen Avenue Heworth, York YO31 0XN

Freehold  
Council Tax Band - C

- Large Extended Semi Detached House
- Four Bedrooms
- Two Bathrooms
- Walking Distance York City Centre
- Double Garage
- Large Open Plan Living/ Dining /Kitchen
- EPC C



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 sq.m.) approx.  
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