



Dodsworth Avenue
Heworth, York
YO31 8UF

£300,000



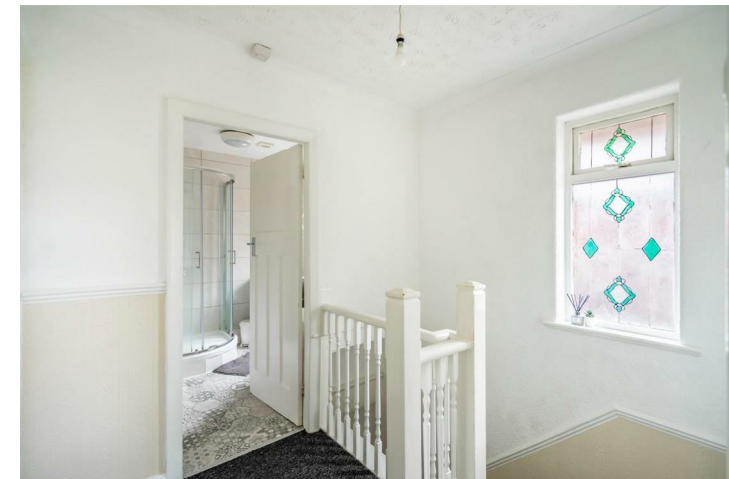
A fantastic opportunity to acquire an extended three bedroom semi detached home offering flexible and versatile accommodation within this popular residential location to the east of York. Occupying a generous plot with a substantial rear garden, the property will appeal to a wide range of buyers including families, investors and those looking for a property with further potential.

The property is entered via a front entrance hallway leading through to the principal reception rooms. The ground floor offers versatile living space including a lounge, dining area, kitchen and a spacious conservatory extension overlooking the rear garden, creating a bright and sociable living environment. The flexible layout also allows for the use of an additional ground floor bedroom or reception room depending on individual requirements.

To the first floor are three well proportioned bedrooms together with a family bathroom.

Externally, the property benefits from a generous rear garden which is predominantly laid to lawn, providing a level and highly usable outdoor space with excellent potential for families, entertaining or further landscaping. To the front, a driveway provides off street parking and leads to the former garage which has been thoughtfully divided into a useful store, office and rear utility area, offering excellent flexibility for those working from home or requiring additional storage space.

Dodsworth Avenue is conveniently positioned for easy access to York city centre, York Hospital, local schools, shops and transport links, making it a highly desirable location for both owner occupiers and investors alike.

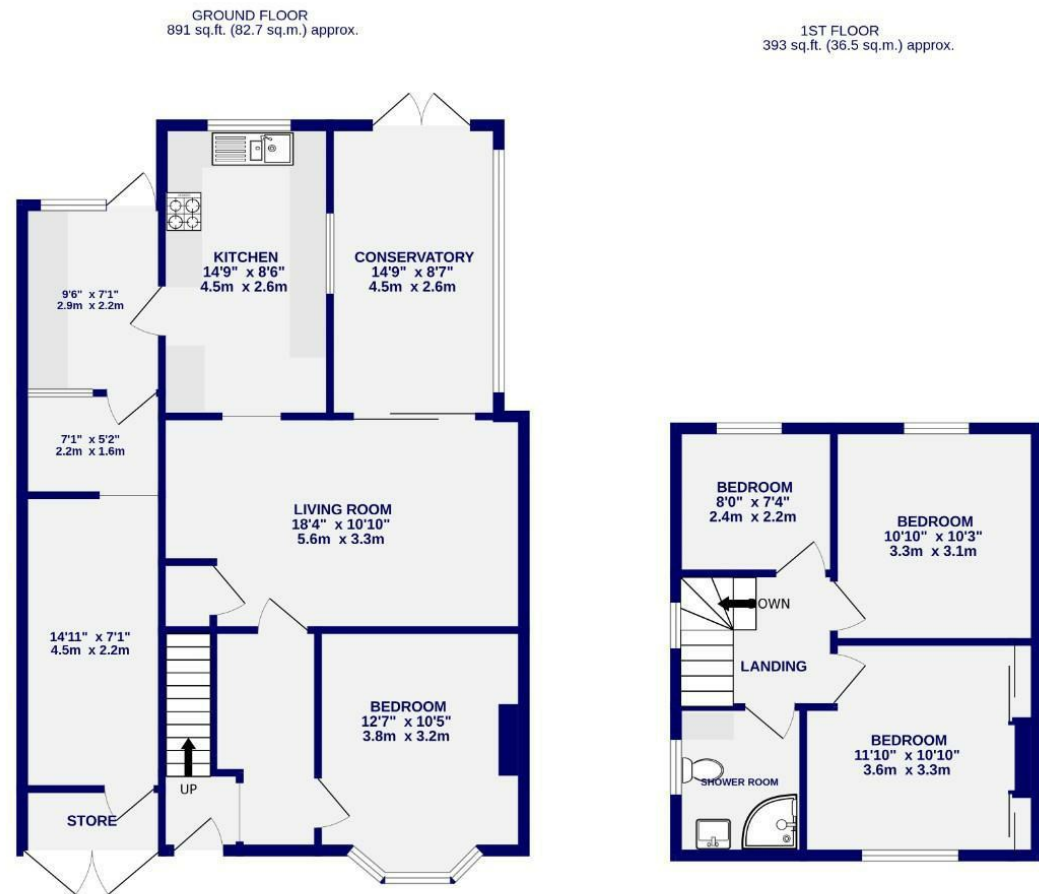




Dodsworth Avenue Heworth, York YO31 8UF

Freehold
Council Tax Band - B

- Period Semi Detached House
- Three Bedrooms
- Driveway and Garage
- Large Rear Extension
- No Onward Chain
- Two Reception Rooms
- EPC D



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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.