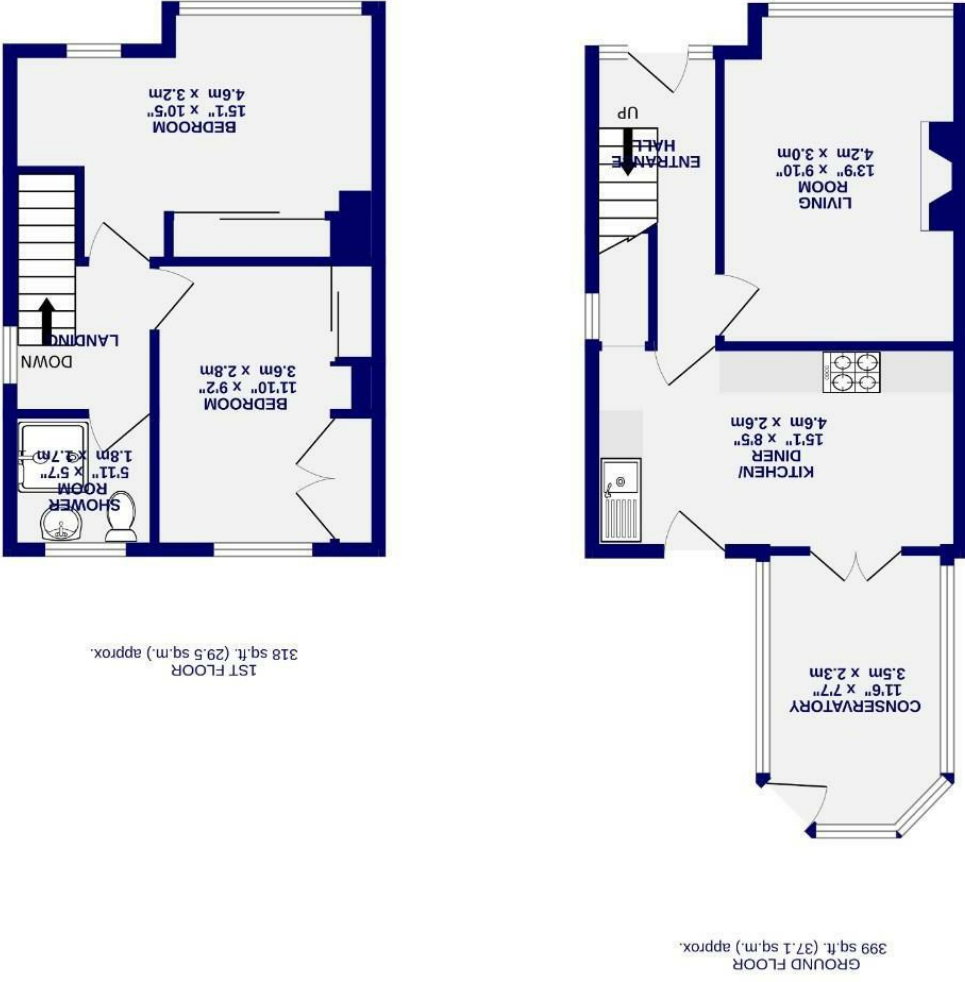


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What every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items included in the particulars. It is included in full for the purchaser's reference and to ensure that the floor area and rooming is correct. The floor area and rooming is based on the measurements of the rooms and any other items included in the particulars. It is included in full for the purchaser's reference and to ensure that the floor area and rooming is correct. The floor area and rooming is based on the measurements of the rooms and any other items included in the particulars. It is included in full for the purchaser's reference and to ensure that the floor area and rooming is correct.



- Semi Detached House
- Two Bedrooms
- Well Maintained Throughout
- Popular Residential Setting
- Garage & Driveway
- Generous Plot
- No Onward Chain
- EPC D

Freehold
Council Tax Band - B

Whernside Avenue Heworth, York YO31 0PY



Wherside Avenue
Heworth, York
YO31 0PY

Offers In The Region Of
£265,000



Located in the popular residential area of Heworth, to the east of York, is this much loved and well-maintained semi-detached home. Having been owned by the same family for approximately 40 years, the property has been carefully looked after and presents a fantastic opportunity for first-time buyers looking to establish themselves in this sought-after location. Wherside Avenue is conveniently positioned for a range of local amenities including shops, eateries and regular bus routes, with easy access to York city centre and the outer ring road.

Internally, the property opens into a welcoming entrance hall which provides access to the generous living room positioned to the left. This space is filled with natural light from a large front-facing window and is complemented by a feature fireplace, creating a comfortable and inviting setting. To the rear is the open-plan kitchen diner, fitted with a range of shaker-style wall and base units offering ample storage, along with plenty of space for a dining table. Leading off the kitchen is the conservatory, which enjoys views over the rear garden and provides an additional versatile living area.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom located to the front of the property and benefiting from built-in storage. The second bedroom is situated to the rear, and the accommodation is completed by a modern three-piece shower room.

Externally, the property benefits from a larger-than-expected rear garden, predominantly laid to lawn, with patio seating and planted flower bed areas. The property also benefits from a garage and driveway.

Council Tax Band B

