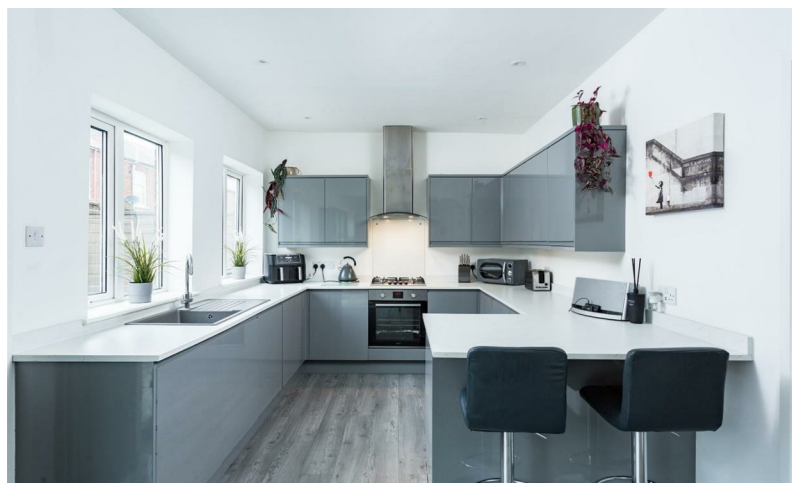
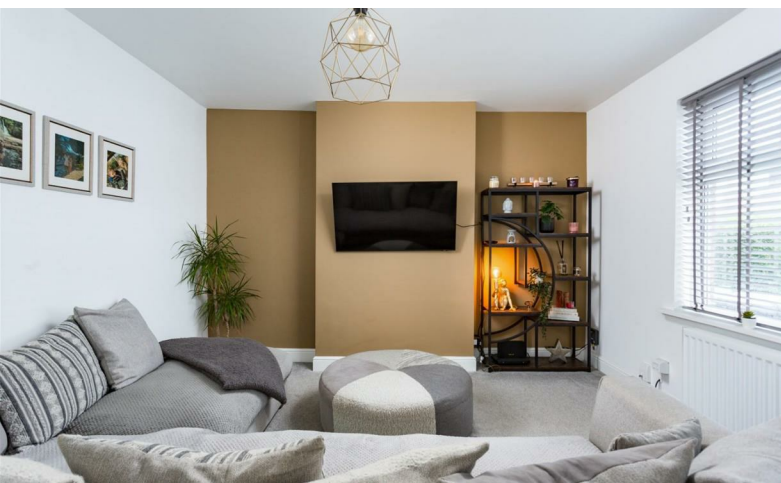


Glen Avenue, York YO31 0XN

£475,000

**Stephensons**  
estate agents & chartered surveyors



A substantially extended and renovated home situated a stones throw away from York's city centre.

Tenure: Freehold  
 Broadband: Up to 1000 Mbps\* download speed  
 EPC Rating: C - 74  
 Council Tax: C - City of York  
 Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Download speeds vary by broadband providers so please check with them before purchasing.



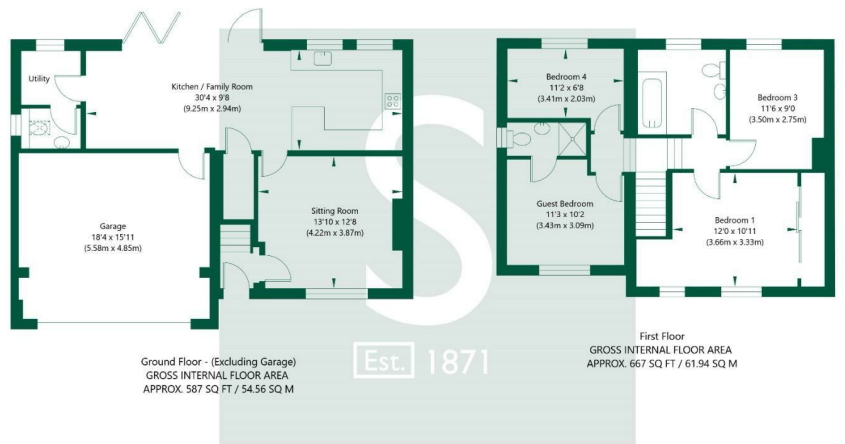
Located in the highly sought-after area of Heworth, this property enjoys easy access to local amenities, reputable schools, and excellent transport links, making it an ideal choice for those seeking a balance of comfort and connectivity.

The property is entered via a composite door into the hallway with staircase leading to the first floor accommodation. A right turn leads into a cosy living room, neutrally decorated with a feature wall, providing a comfortable retreat, perfectly suited for quiet evenings. The property has been extended double-storey to the side, creating a wonderful kitchen dining space. The kitchen features an abundance of wall and base units, stylish worktops, integrated appliances, swan-neck style tap with stainless steel sink and four ring gas induction hob. Bi-folding doors open out onto a landscaped, low maintenance rear garden with fenced borders and porcelain paving. Adjoining the kitchen diner is a matching utility room, and a downstairs W.C. The double garage can be accessed internally, and can provide off-street parking for two vehicles with remote-controlled roller door.

To the first floor, are four generous double bedrooms and two bathrooms; the primary bedroom benefits from built-in wardrobes and windows to the front elevation. The extension upstairs has created two further bedrooms, one boasting a contemporary three-piece en-suite currently used for guests. The upstairs accommodation is completed with a modern, three-piece bathroom suite, consisting of bathtub with shower over, wash hand basin, fully tiled floors and walls, and W.C.

This home has been thoughtfully renovated over time to create a modern family home in an excellent location for schooling, amenities and local transport links. An internal inspection is recommended.

Glen Avenue, Heworth, York, YO31 0XN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1254 SQ FT / 116.5 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Partners:**

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