

Melrosegate
Heworth, York
YO31 0RL

Freehold
Council Tax Band - C

- Popular Village Setting
- Walking Distance to CC & Train Station
- Driveway & Garage
- Two Reception Rooms & Conservatory
- Large Rear Garden
- No Onward Chain
- Perfect Family Home
- EPC TBC



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£350,000

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Situated in the popular area of Heworth, within walking distance of the city centre and the independent shops, cafés and eateries, this three-bedroom semi-detached home occupies a generous plot and is offered to the market with no onward chain. Offering well-proportioned accommodation, driveway parking, a substantial rear garden and a versatile garage, the property would make an ideal purchase for first-time buyers and families alike.

The accommodation begins with an entrance hallway leading through to two reception rooms, separated by a glass bi-folding door which allows natural light to flow between the spaces while providing flexibility for both open-plan and separate living. To the rear is a bright and airy conservatory enjoying an easterly aspect and views over the garden. The ground floor is completed by a fitted kitchen, offering a good range of modern wall and base units, together with ample worktop and storage space.

To the first floor are three bedrooms, two of which benefit from built-in wardrobes, alongside a three-piece shower room.

Externally, the property continues to impress with a generous rear garden, incorporating lawned and paved seating areas, established flower beds and fenced boundaries. A useful shed provides additional storage, while the current owners have also constructed a garage which offers excellent versatility, with space for storage and additional parking, together with a separate utility area to the rear.

Offered with no onward chain, early viewing is highly recommended.



















