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Hempland Avenue, York

Offers Over £600,000



Located in one of Heworth's most desirable residential pockets, this substantial semi-detached home offers generous, versatile accommodation within easy reach of York city centre. Hemplands Avenue is well known for its wide, tree-lined streets, strong community feel and excellent access to local amenities, making it a consistently popular choice for families.

The area is served by several well-regarded schools, including Hempland Primary and Archbishop Holgate's School, both of which contribute to the neighbourhood's long-standing appeal. Nearby shops, cafés and independent businesses provide everyday convenience, while Monk Stray and the surrounding green spaces offer plenty of opportunity for walking, cycling and outdoor recreation.

The ground floor features a notably large kitchen/diner that forms the heart of the home, complemented by a separate dining room and a well-proportioned living room. A useful additional reception area, downstairs W.C. and an integral garage add further practicality.

Upstairs, the principal bedroom spans the depth of the house and benefits from its own en-suite and dressing room. Three further bedrooms and a modern family bathroom complete the first floor.

Outside, the property enjoys a private rear garden and driveway parking, with scope to personalise or extend (subject to consents).

Homes of this scale, in such a well-connected and family-friendly location, are rarely available on Hemplands Avenue. Early viewing is recommended.

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026
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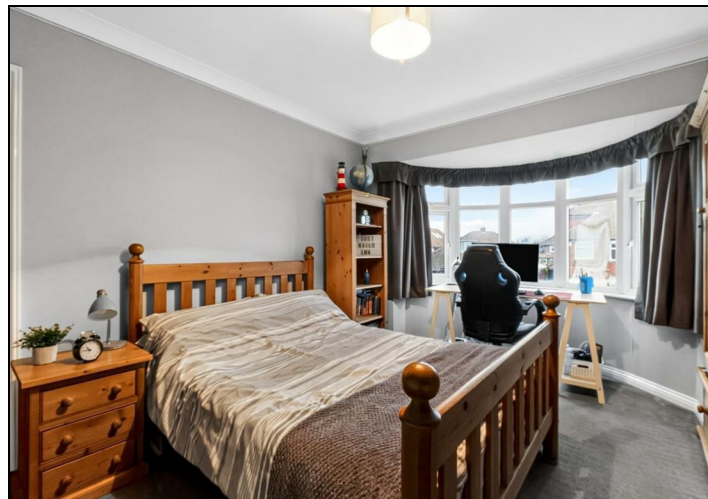


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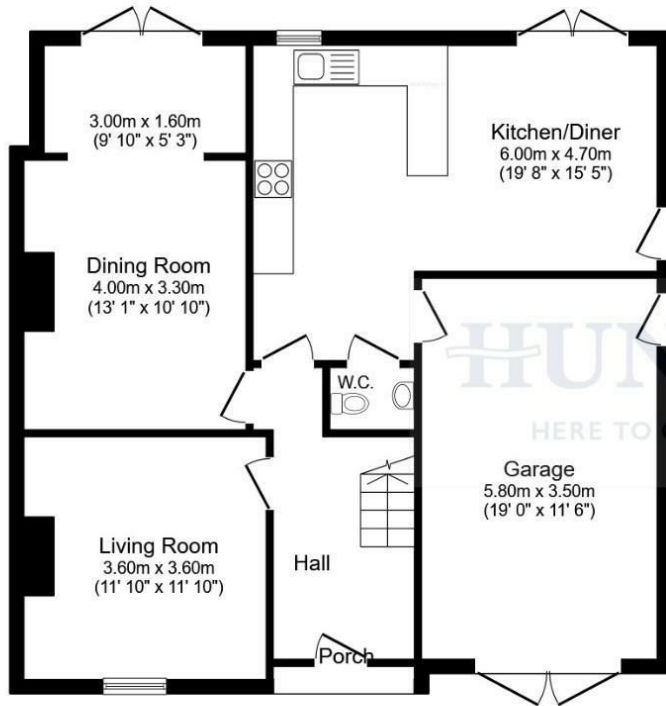


KEY FEATURES

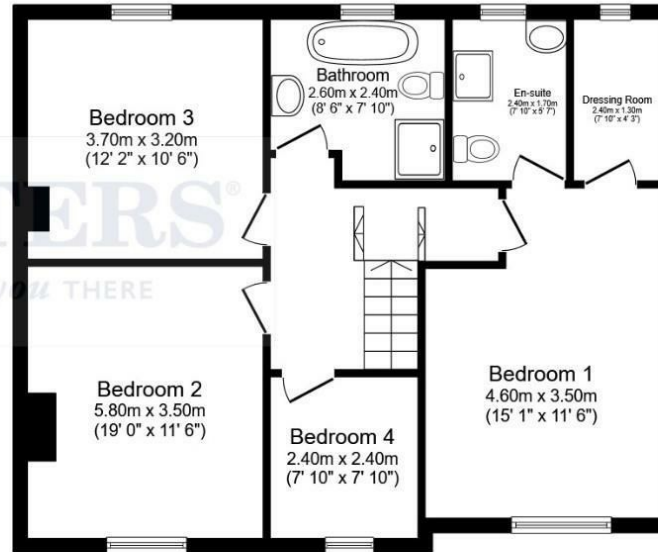
- Prime Hemplands Avenue Position
- Excellent School Catchment And Local Amenities
- Large Kitchen Diner Built For Modern Family Living
- Two Further Reception Rooms
- Principal Suite With En-Suite And Dressing Room
- Private Garden And Driveway Parking
 - Integral Garage
 - Council Tax Band C







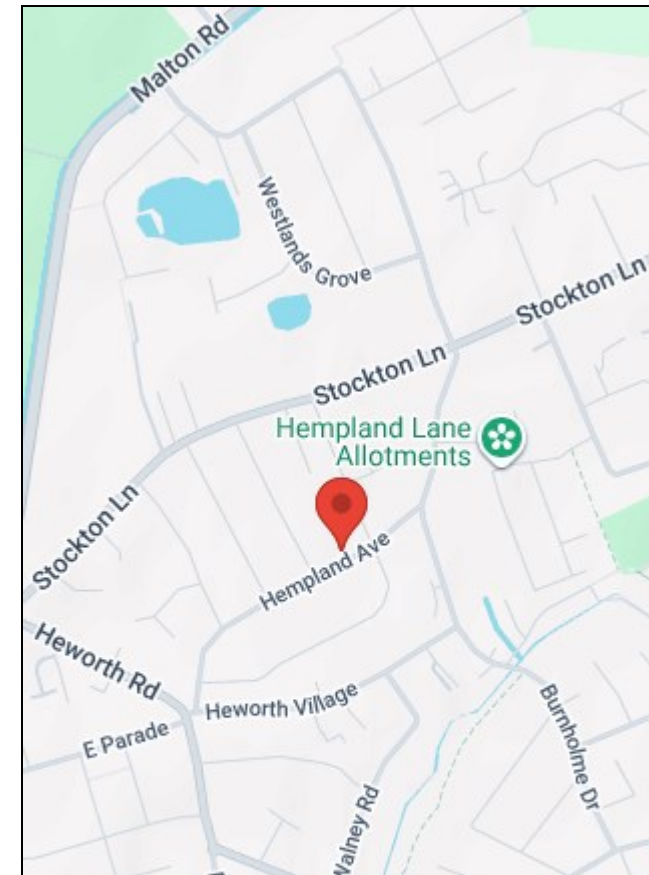
Ground Floor



First Floor

Total floor area 158.1 sq.m. (1,702 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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