



**Main Avenue, York, YO31 0RT**

**York**

Guide Price  
**£325,000**



**Bedrooms: 3**

**Bathrooms: 1**

**Receptions: 2**

Young families and professional couples seeking space close to the city will feel at home here. Set in a well regarded Heworth area within walking distance of York centre, this property blends period character with everyday comfort and offers well balanced rooms - all with no onward chain.

You enter through a welcoming hallway that leads straight into a bright living room at the front of the house. A wide bay window and one to the side elevation lets in plenty of natural light and gives the room a warm and open feel. There is ample space for sofas and storage, making it an ideal place to relax after work or enjoy family film nights. The separate dining room sits just behind and offers a generous area for a full dining table, perfect for everyday meals, homework time or hosting friends at the weekend. The layout flows well, creating a clear sense of space while still keeping each room defined.

To the rear, the updated modern fitted kitchen has been designed with both style and function in mind. Cream shaker style units provide plenty of cupboard storage, while integrated appliances such as dishwasher and tall fridge freezer, and wide worktops make food preparation simple. The soft coloured tiled splashback adds a touch of character and complements the light filled space. A door opens directly onto the garden, making it easy to step outside with morning coffee or keep an eye on children at play. There is also useful storage off the hall, helping to keep the main living areas clutter free.

Upstairs, the first floor landing leads to three well proportioned bedrooms. The main bedroom spans the width of the



**Council Tax Band:** C

**Tenure:** Freehold

**Property Type:** End of Terrace House

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- No Onward Chain
- Victorian End Terrace
- Two Reception Rooms
- Updated Modernised Kitchen
- Single Garage & Driveway Parking
- Popular Heworth Location
- Low Maintenance Rear Garden
- Put Your Own Stamp On
- Great First Time Buyer Opportunity

