



Glen Avenue
Heworth, York
YO31 0XN

Offers Over £450,000



Positioned just a short distance from York city centre in the highly sought-after area of Heworth, this substantially extended and renovated family home offers excellent access to local amenities, well-regarded schools and strong transport links.

A composite door opens into a welcoming hallway with stairs to the first floor, leading through to a well-presented living room at the front, a comfortable, cosy space to relax in.

A double-storey side extension has transformed the ground floor, creating an impressive open-plan kitchen dining space. The kitchen offers a range of wall and base units with stylish worktops and a mix of integrated and freestanding appliances, with ample space for dining, while bi-fold doors open directly onto the rear garden for a seamless connection between inside and out. A matching utility room and separate WC sit just off the kitchen, and an integral double garage with remote-controlled roller door provides secure off-street parking or additional storage.

Four generous double bedrooms occupy the first floor. The principal bedroom sits to the front and includes fitted wardrobes, while two further bedrooms form part of the extension, one benefiting from a modern en suite shower room. A contemporary family bathroom, fitted with a three-piece suite and fully tiled finish, completes the accommodation.

Outside, the rear garden has been landscaped for low maintenance, featuring porcelain paving and enclosed boundaries.

A well-balanced, modern home in a popular location, viewing is highly recommended.

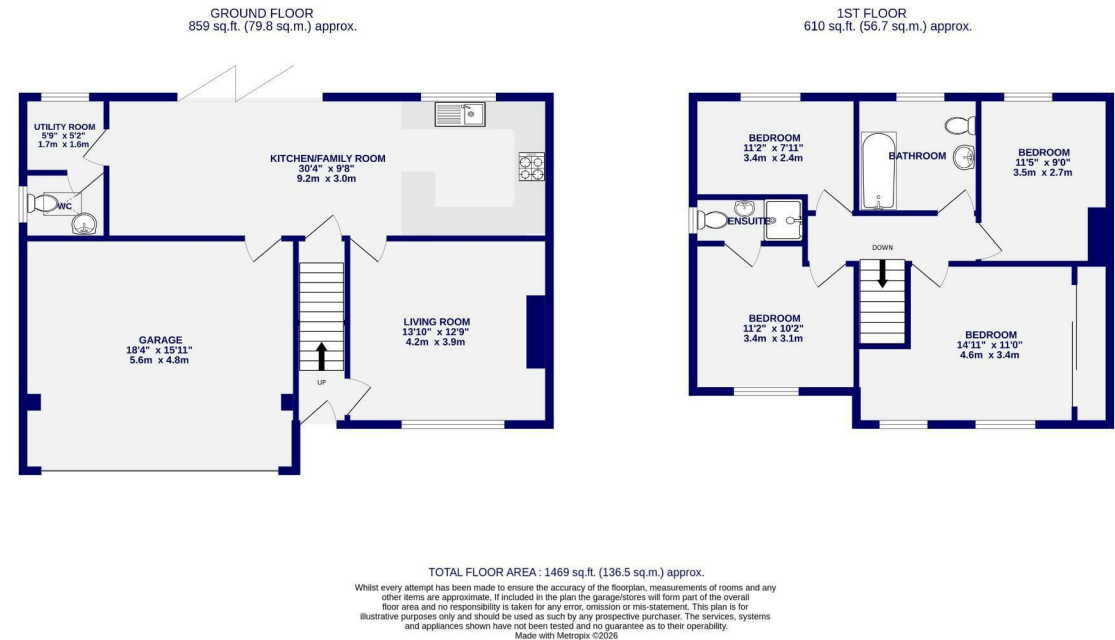




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Freehold
Council Tax Band - C

- Modernised Large Extended Semi Detached House
- Four Bedrooms
- Two Bathrooms
- Walking Distance York City Centre
- Double Garage
- Large Open Plan Living/ Dining /Kitchen
- EPC C



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