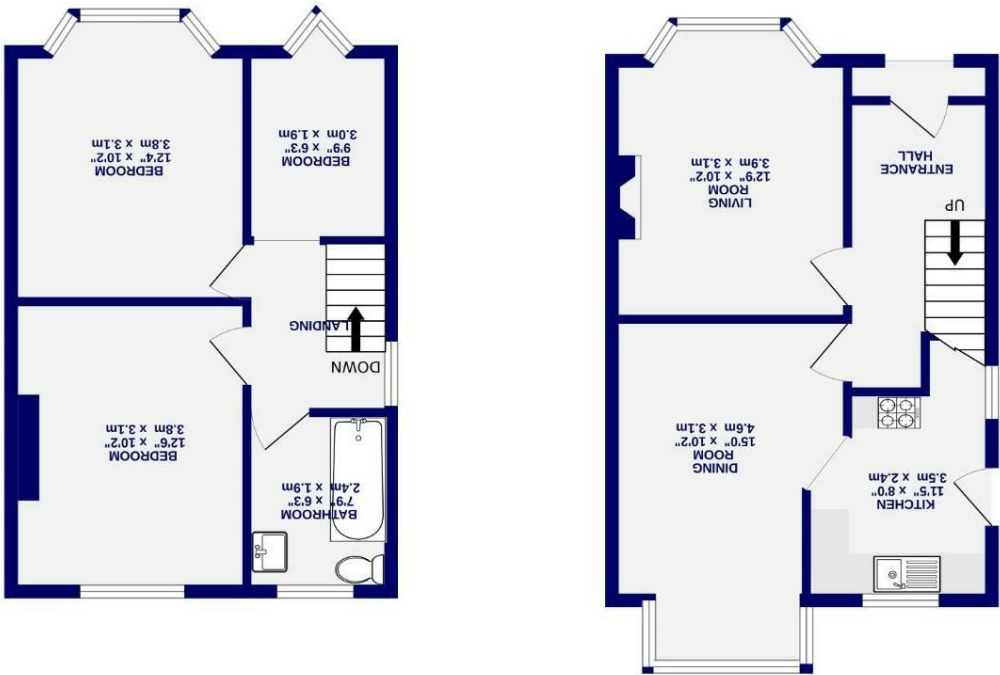


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- EPC C
- Period Property
- Cul De Sac Location
- Garage and Driveway
- Corner Plot
- Three Bedrooms
- Semi Detached House

Freehold
Council Tax Band - C

Heathfield Road Off Hull Road, York YO10 3AE



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

FIRST FLOOR
390 sq.ft. (36.2 sq.m.) approx.

TOTAL FLOOR AREA: 798 sq.ft. (74.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It is not intended to be used as a guide for any purpose. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, fixtures and fittings shown have not been tested and no guarantee as to their operability.
Made with AutoCAD 2020



Heathfield Road
Off Hull Road, York
YO10 3AE

Offers Over £300,000

 3  1

Set at the head of a quiet and particularly sought after cul de sac just off Hull Road, this well maintained three bedroom semi detached home occupies a generous corner plot, offering a wider than average south facing garden, excellent off street parking and a detached garage, all within easy reach of York city centre and the University.

The property has been thoughtfully cared for and presents in good order throughout, making it an ideal purchase for a range of buyers including families, professionals and those looking to secure a home in a well connected yet peaceful residential setting.

A welcoming entrance hall with original stripped wood flooring and useful under stair storage leads through to a bright and comfortable front sitting room, featuring a large bay window, picture rails and a feature fireplace creating a warm focal point. To the rear, a spacious dining room enjoys a pleasant outlook over the garden via a further bay window and flows naturally into the modern fitted kitchen. The kitchen offers a range of wall and base units, integrated cooking appliances and direct access out to the garden, perfectly suited to everyday living.

To the first floor are three well proportioned bedrooms, including two generous doubles, alongside a stylish house bathroom comprising a contemporary suite with shower over bath. A loft hatch provides access to additional storage space.

Externally the property truly excels, occupying a wider than average plot with a beautifully maintained south facing rear garden, predominantly laid to lawn with a paved seating area, a greenhouse and well stocked borders. To the front is a driveway providing parking for multiple vehicles, leading to a detached garage.

Council Tax Band C

