

property on behalf of the vendor.

- Freehold
Council Tax Band - C

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.

BEDROOM 11'10" x 11'3" 3.5m x 3.4m
BEDROOM 12'7" x 11'0" 3.8m x 3.3m
BEDROOM 9'4" x 7'9" 2.8m x 2.4m
BATHROOM 7'10" x 4'5" 2.4m x 1.9m
WC
HALL
UP
DOWN
GARAGE
LIVING ROOM 12'3" x 11'11" 3.7m x 3.6m
KITCHEN/DINER 22'6" x 12'0" 6.9m x 3.7m



Malton Avenue, Heworth, York, YO31 7TT

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Heworth, York
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£400,000

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Located less than a mile to the north east of York city centre, this traditional three bedroom semi detached house occupies a generous plot with driveway, attached garage and a good sized rear garden. Owned by the current sellers for the past four years, the property has been improved during that time and is offered with no onward chain.

The accommodation begins with an entrance hall which leads through to a welcoming living room positioned to the front of the house. This attractive space benefits from a bay window which fills the room with natural light, along with a log burning stove creating a warm and inviting focal point.

To the rear, the property has been knocked through to create a sociable kitchen dining space, ideal for modern family living and entertaining. The shaker style kitchen is fitted with solid wood worktops and complemented by a feature patterned splashback, adding character and interest. There is ample storage and preparation space, along with room for a dining table, and views out over the rear garden. A downstairs cloakroom adds further practicality.

To the first floor are three well proportioned bedrooms, making the property suitable for families, home working or guest accommodation. The bathroom has been recently replaced and is fitted with a contemporary suite, providing a clean and modern finish.

Externally, the property benefits from an improved driveway providing off street parking and access to the attached garage. The rear garden is of a good size and features a decked seating area, ideal for outdoor dining and relaxing, with the remainder laid out for ease of maintenance. The plot also offers further potential to extend, subject to the necessary planning permissions.

Malton Avenue is well placed for access to York city centre, local shops and amenities, as well as the outer ring road and A64 for commuting. A well located home offering comfort, character and future potential, early viewing is strongly recommended.

