



83 Heworth Village, York YO31 1AN

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This charming Grade II Listed cottage is ideally situated close to the heart of Heworth Village, offering convenient access to York city centre, the A64 outer ring road and Monks Cross Retail Park.

Pear Tree Cottage has been sympathetically updated over the years while retaining a wealth of period character. The accommodation is arranged over three floors and comprises a welcoming reception room and dining kitchen to the ground floor, two bedrooms and a house bathroom to the first floor, together with a spacious attic bedroom on the second floor.

- Attractive Grade II Period Cottage
- Excellent Location
- Living Room
- Dining Kitchen
- Two First Floor Double Bedrooms
- House Bathroom
- Large Attic Bedroom
- Front and Secluded Rear Garden
- Local Shops and Amenities
- NO ONWARD CHAIN

Guide Price £450,000

Tenure: Freehold

Council Tax Band: C

83 Heworth Village

Approximate Gross Internal Floor Area = 97.4 sq m / 1049 sq ft

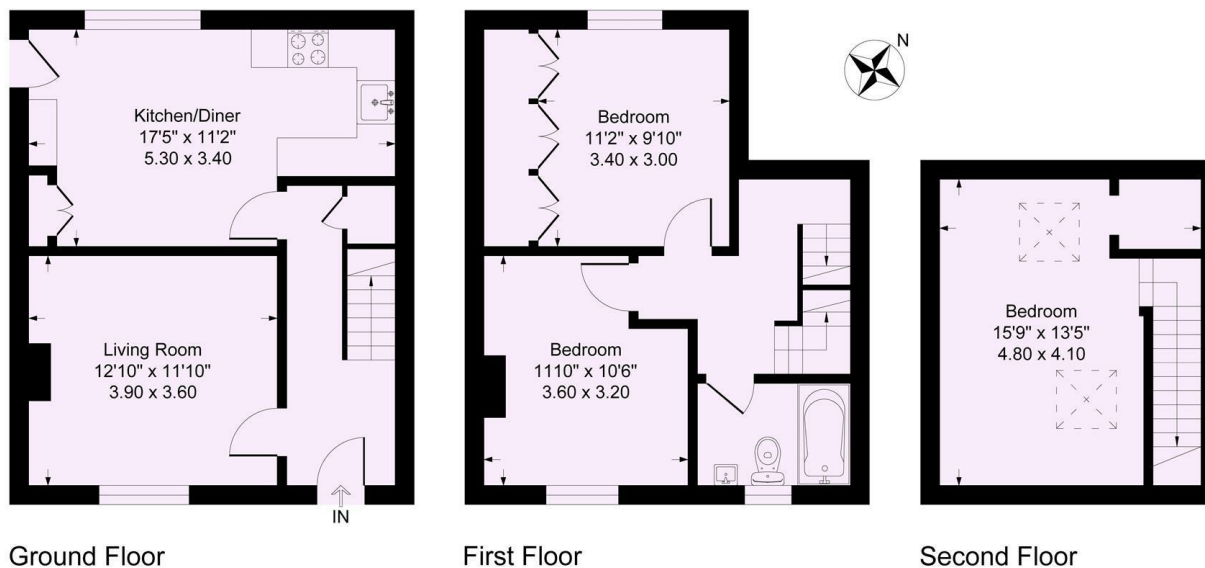
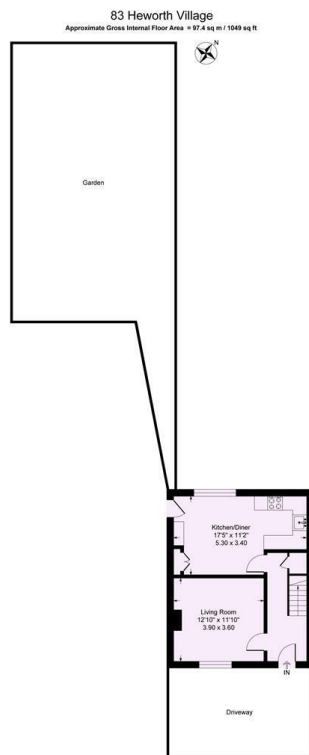


Illustration for identification purposes only, measurements are approximate, not to scale.

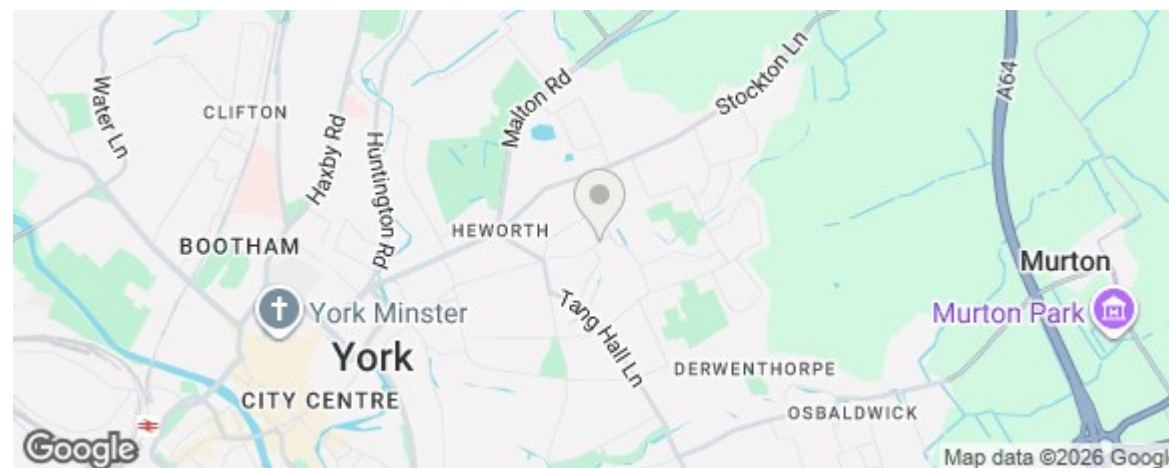






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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