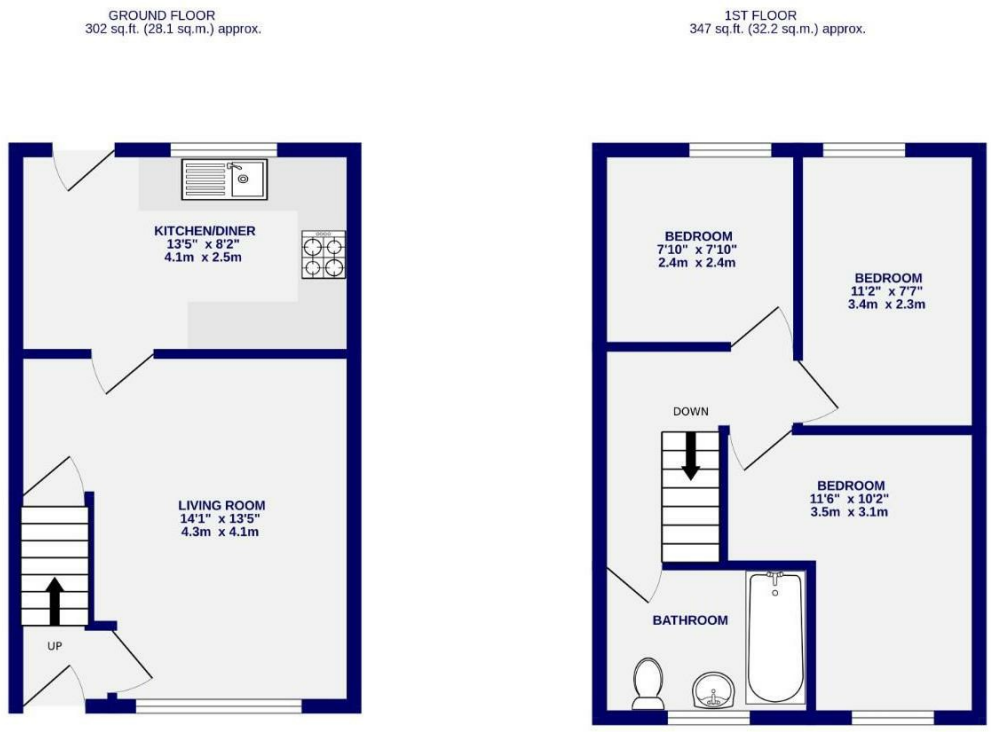


Pottery Lane
Heworth, York
YO31 8SR

Freehold
Council Tax Band - A

- Well Presented Throughout
- Driveway Parking
- South Facing Rear Garden
- Three Double Bedrooms
- Convenient Location
- Ideal First Home
- Ready To Move Into
- EPC D



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£240,000

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Situated within a popular residential area, approximately two thirds of a mile from York city centre, is this well-presented three-bedroom home offering generous accommodation, a spacious dining kitchen and a particularly good-sized south-west facing rear garden. With off-street parking for two vehicles and well-proportioned rooms throughout, the property would make an ideal first-time purchase, family home or investment opportunity.

The accommodation begins with an entrance porch leading through to a spacious living room, positioned to the front of the property. A large window allows plenty of natural light to flow through, whilst fitted wall shelving provides a useful feature and additional storage. There is ample space for lounge furniture, together with a useful understairs cupboard.

To the rear, the dining kitchen offers a good range of fitted wall and base units in a light wood finish, providing plenty of storage and worktop space. There is an integral electric oven, a four-ring gas hob with extractor over, alongside space for further appliances and a dining table. A door provides direct access to the rear garden.

To the first floor, a galleried landing leads to three well-proportioned double bedrooms, all offering space for bedroom furniture. The accommodation is completed by a modern three-piece bathroom suite, comprising a P-shaped bath with shower and curved screen over, wash basin and WC. There is also access to a boarded loft space via a retractable ladder, providing additional storage.

Externally, the property benefits from off-street parking to the front, with hardstanding for two vehicles. To the rear is an enclosed garden extending to approximately 75 feet in length, enjoying a south-west facing aspect. Predominantly laid to lawn, the garden is complemented by established trees, shrubs and planting, with plenty of space for outdoor seating and entertaining. A brick-built outbuilding provides useful external storage.



















