



Dodsworth Avenue
Heworth, York
YO31 8UF

£300,000



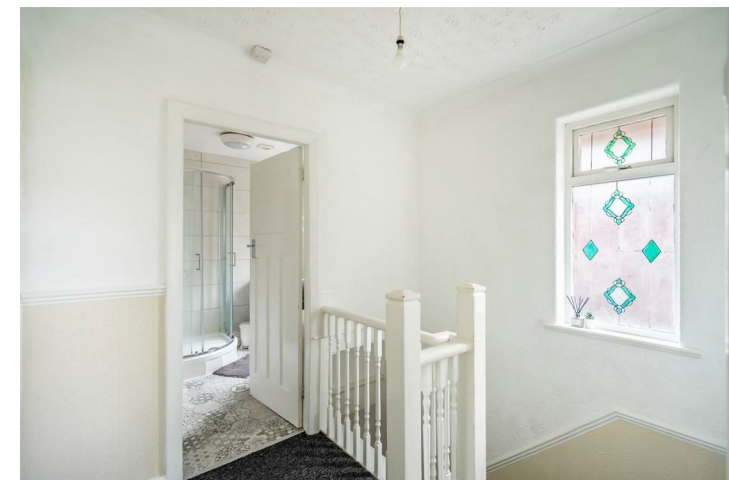
A fantastic opportunity to acquire an extended three bedroom semi detached home offering flexible and versatile accommodation within this popular residential location to the east of York. Occupying a generous plot with a substantial rear garden, the property will appeal to a wide range of buyers including families, investors and those looking for a property with further potential.

The property is entered via a front entrance hallway leading through to the principal reception rooms. The ground floor offers versatile living space including a lounge, dining area, kitchen and a spacious conservatory extension overlooking the rear garden, creating a bright and sociable living environment. The flexible layout also allows for the use of an additional ground floor bedroom or reception room depending on individual requirements.

To the first floor are three well proportioned bedrooms together with a family bathroom.

Externally, the property benefits from a generous rear garden which is predominantly laid to lawn, providing a level and highly usable outdoor space with excellent potential for families, entertaining or further landscaping. To the front, a driveway provides off street parking and leads to the former garage which has been thoughtfully divided into a useful store, office and rear utility area, offering excellent flexibility for those working from home or requiring additional storage space.

Dodsworth Avenue is conveniently positioned for easy access to York city centre, York Hospital, local schools, shops and transport links, making it a highly desirable location for both owner occupiers and investors alike.

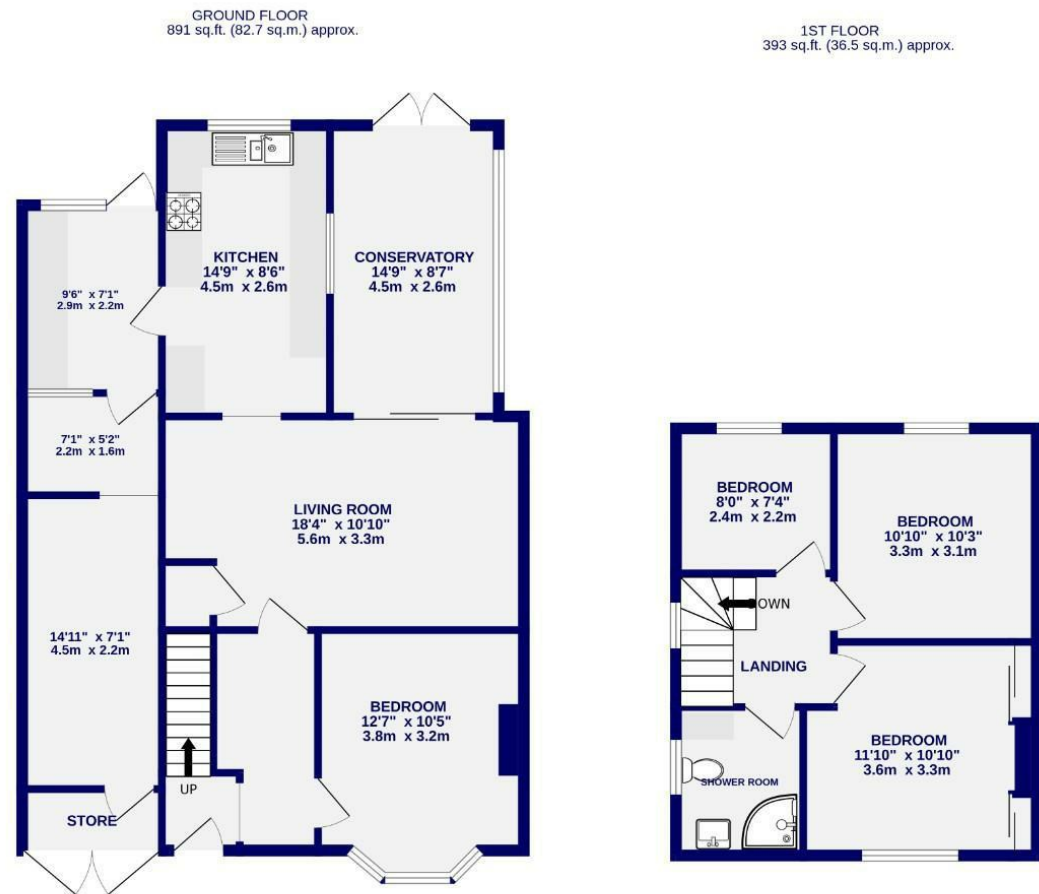




Dodsworth Avenue Heworth, York YO31 8UF

Freehold
Council Tax Band - B

- Period Semi Detached House
- Three Bedrooms
- Driveway and Garage
- Large Rear Extension
- No Onward Chain
- Two Reception Rooms
- EPC D



TOTAL FLOOR AREA: 1283 sq.ft. (119.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other terms are approximate. If included in the plan the garages/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.