



Fifth Avenue  
, York  
YO31 0QD

£310,000



Located on the ever-popular Fifth Avenue in Heworth, is this well-presented three-bedroom semi-detached home, offered with no onward chain. The property is ideally positioned for easy access to the city centre, train station and a range of local amenities.

The home welcomes you into a lovely bright entrance hall. From here, you are led into the living room, where a bay window allows natural light to bathe the space, creating a warm and inviting setting. To the rear, the kitchen diner spans the full width of the property, providing a fantastic space for everyday living and entertaining, with direct access out to the garden.

To the first floor are three well-proportioned bedrooms, with both double bedrooms benefiting from fitted wardrobes, offering excellent storage. The third bedroom provides versatility, ideal as a nursery or home office. The bathroom is stylishly finished with a modern slate design, complete with a shower over the bath.

Externally, the property sits on a generous plot, with a spacious front garden creating a lovely approach, along with a driveway providing parking for multiple vehicles. To the rear is a beautifully sized garden, mainly laid to lawn with established borders, offering a private and peaceful retreat.

A fantastic opportunity to acquire a well-located and spacious home, early viewing is highly recommended to fully appreciate all that is on offer.

\* Please note a selection of rooms have been dressed using AI for illustrative purposes.\*





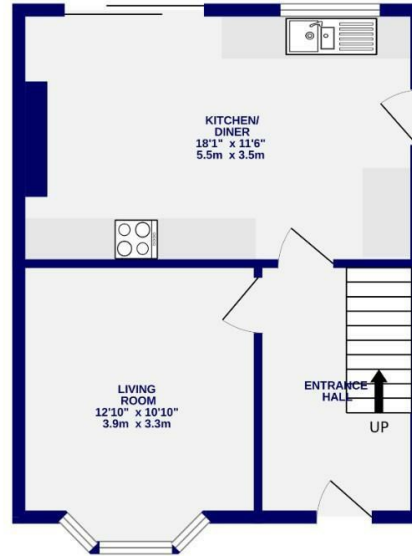
# Fifth Avenue , York YO31 0QD

Freehold  
Council Tax Band - C

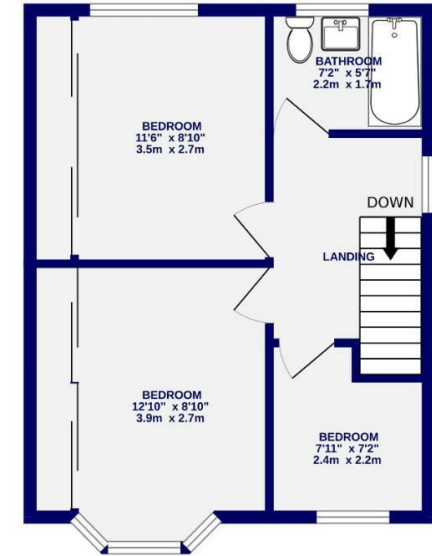
- Three Bedroom Semi Detached Home
- Two Double Bedrooms With Wardrobes
- Third Bedroom Ideal Office Or Nursery
- Kitchen Diner Spanning Full Width Of The Home
- Bright Living Room With Bay Window
- Stylish Bathroom
- Sought After Location
- Driveway And Front Garden
- No Onward Chain
- EPC D

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GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed(s) will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. 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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