



Melrosegate  
Heworth, York  
YO31 0RL

£350,000



A beautifully updated three bedroom semi detached home, positioned in a popular residential area to the east of York, offering generous living space, a larger than average garden, and a superb level of modernisation throughout.

Purchased by the current owners five years ago, the property has since undergone significant improvement including a full rewire, installation of gas central heating, a stylish new kitchen, and a contemporary bathroom, creating a home that is ready to move straight into.

The property opens into a welcoming entrance hallway which leads through to a bright front living room, featuring a bay window, stripped wooden floorboards and a characterful feature fireplace. To the rear sits a separate dining room with French doors opening directly onto the garden, providing an ideal space for entertaining and everyday family living.

The kitchen has been thoughtfully refitted with a modern handleless design in a striking blue finish, complemented by solid wood worktops and metro tiled splashbacks. There is useful ground floor storage and access through to the garage, where a practical rear utility area has been created. To the first floor are three well proportioned double bedrooms, all offering excellent space and flexibility. The house bathroom has been upgraded to a modern three piece suite, complete with a walk in shower and clean contemporary finishes.

Externally, the property benefits from a front driveway providing off street parking, along with a garage positioned to the side, which in turn allows for a noticeably larger than average rear garden. The rear garden enjoys an east facing aspect and has been thoughtfully landscaped, featuring a patio area and a raised deck, separated by mature trees and planting to create a private and established outdoor space.

Now offered with no onward chain, a superb home in a well regarded location, offering both space and quality, and sure to appeal to a wide range of buyers.

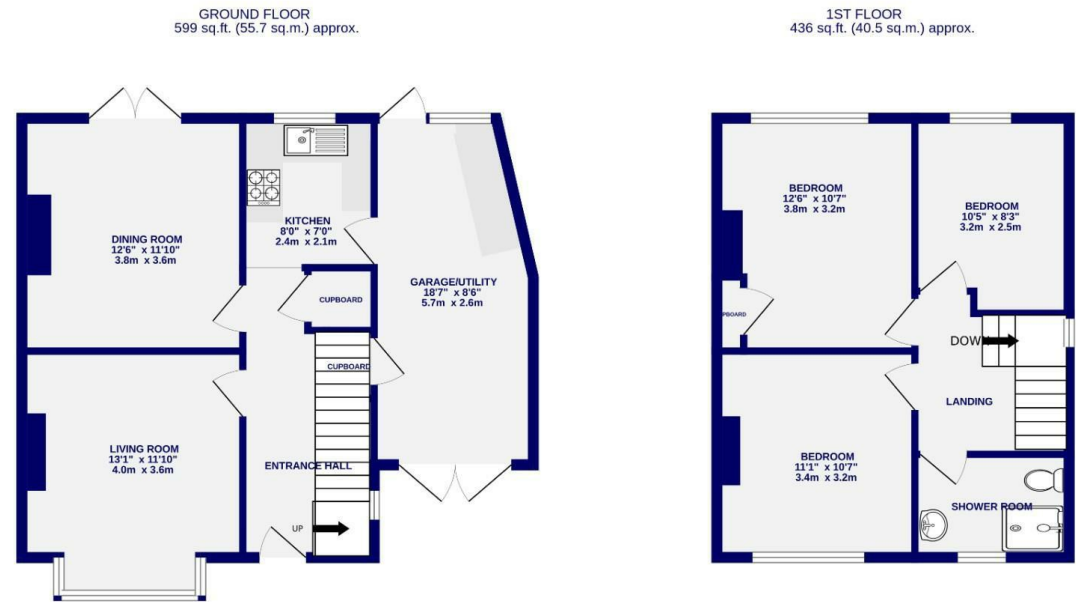




# Melrosegate Heworth, York YO31 0RL

Freehold  
Council Tax Band - C

- Semi Detached Home
- Offered With No Onward Chain
- Three Double Bedrooms
- Two Receptions Rooms
- Fully Modernised
- Large Mature Rear Garden
- Period Features
- EPC D



TOTAL FLOOR AREA: 1035 sq.ft. (96.2 sq.m.) approx.  
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