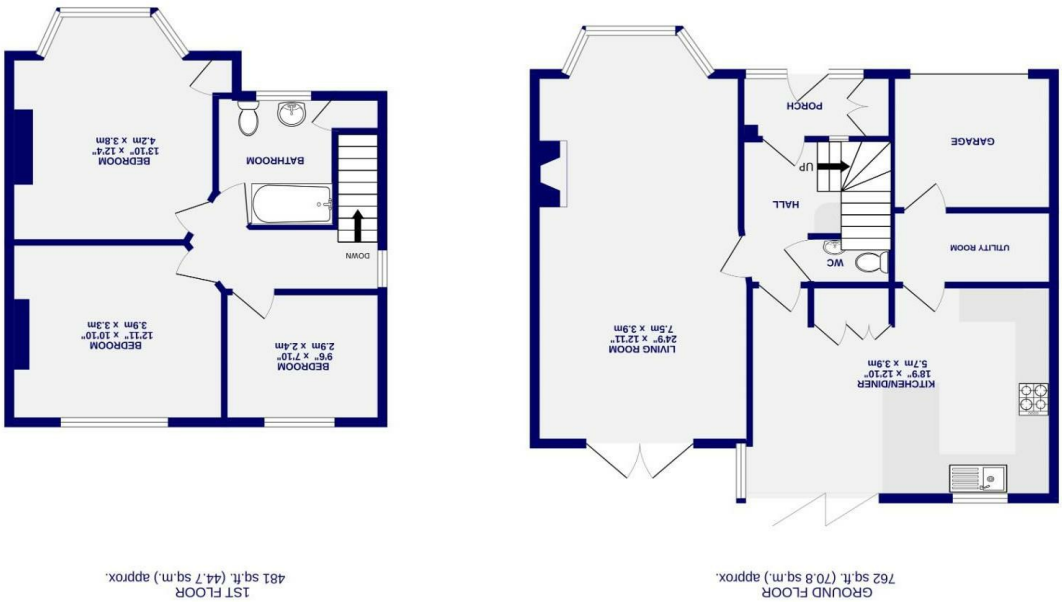


Irwin Avenue
Heworth, York
YO31 7TU

- Freehold
- Council Tax Band - C
- Extended Period Semi Detached House
- Large Kitchen Extension
- Three Double Bedrooms
- South Facing Landscaped Rear Garden
- Driveway and Garage
- Dual Aspect Lounge
- EPC C



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£500,000

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This beautifully extended and tastefully modernised three-bedroom semi-detached home is set on a generous plot, in a quiet cul-de-sac located in a sought-after residential area, with Minster views and within walking distance of York city centre. Thoughtfully updated throughout, the property offers stylish, well-proportioned living spaces and a stunning south-facing landscaped garden ideal for families and entertaining alike.

A welcoming front porch opens into a central hallway with a W.C. setting the tone for the attention to detail seen throughout. To the rear, the heart of the home is the impressive open-plan dining kitchen. This superb space features sleek quartz worktops, a central breakfast bar, a full range of integrated appliances, and black aluminium bifold doors that open directly onto the garden. Velux window within the extension ensure an abundance of natural light, creating a bright and inviting atmosphere.

To the side, a generous through-lounge runs from front to back, complete with a bay window, a cast iron fireplace, and French doors leading to the garden, perfect for relaxing or hosting guests. The ground floor also benefits from a separate utility room and access to the integral garage, providing practical storage and additional workspace.

Upstairs, the property offers three double bedrooms, each well-presented and tastefully finished. The main bedroom enjoys a large bay window to the front, and all rooms are served by a modern family bathroom.

Externally, a wide driveway provides ample off-street parking and leads to a lawned front garden and attached garage. To the rear, the landscaped south-facing garden is a standout feature, with a lawn, patio, seating area, water feature, and decorative raised beds, all enclosed and designed for both enjoyment and ease of maintenance.

An exceptional home in a highly desirable location, close to local amenities, schools, and the city centre. Early viewing is strongly recommended.

Council Tax Band C

