



Heathfield Road  
Off Hull Road, York  
YO10 3AE

£325,000



Set at the head of a quiet and particularly sought after cul de sac just off Hull Road, this well maintained three bedroom semi detached home occupies a generous corner plot, offering a wider than average south facing garden, excellent off street parking and a detached garage, all within easy reach of York city centre and the University.

The property has been thoughtfully cared for and presents in good order throughout, making it an ideal purchase for a range of buyers including families, professionals and those looking to secure a home in a well connected yet peaceful residential setting.

A welcoming entrance hall with original stripped wood flooring and useful under stair storage leads through to a bright and comfortable front sitting room, featuring a large bay window, picture rails and a feature fireplace creating a warm focal point. To the rear, a spacious dining room enjoys a pleasant outlook over the garden via a further bay window and flows naturally into the modern fitted kitchen. The kitchen offers a range of wall and base units, integrated cooking appliances and direct access out to the garden, perfectly suited to everyday living.

To the first floor are three well proportioned bedrooms, including two generous doubles, alongside a stylish house bathroom comprising a contemporary suite with shower over bath. A loft hatch provides access to additional storage space.

Externally the property truly excels, occupying a wider than average plot with a beautifully maintained south facing rear garden, predominantly laid to lawn with a paved seating area, a greenhouse and well stocked borders. To the front is a driveway providing parking for multiple vehicles, leading to a detached garage.

Council Tax Band C

