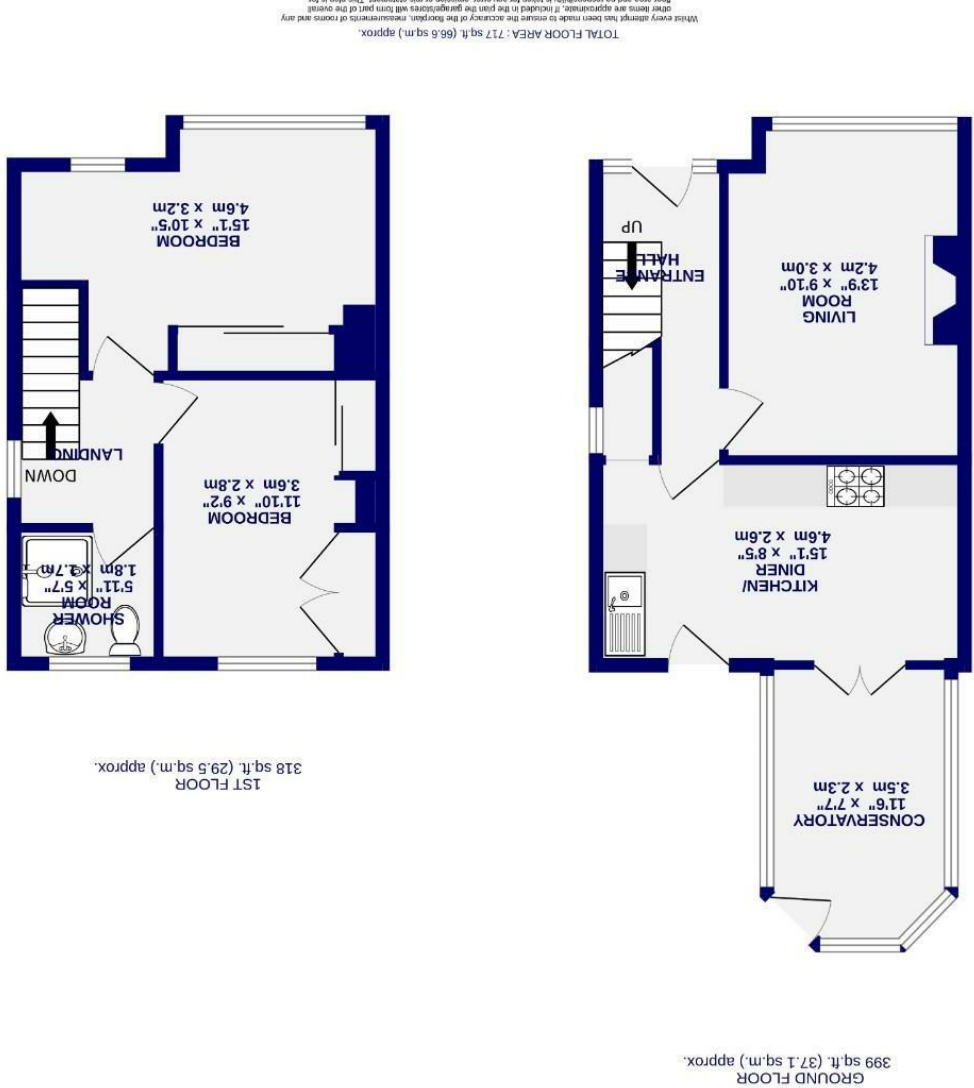


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- EPC TBC
- No Onward Chain
- Generous Plot
- Garage & Driveway
- Popular Residential Setting
- Well Maintained Throughout
- Two Bedrooms
- Semi Detached House

Freehold  
Council Tax Band - B

## Whernside Avenue Heworth, York YO31 0PY





Whernside Avenue  
Heworth, York  
YO31 0PY

Offers In The Region Of  
£265 000

 2  1

Located in the popular residential area of Heworth, to the east of York, is this much loved and well-maintained semi-detached home. Having been owned by the same family for approximately 40 years, the property has been carefully looked after and presents a fantastic opportunity for first-time buyers looking to establish themselves in this sought-after location. Whernside Avenue is conveniently positioned for a range of local amenities including shops, eateries and regular bus routes, with easy access to York city centre and the outer ring road.

Internally, the property opens into a welcoming entrance hall which provides access to the generous living room positioned to the left. This space is filled with natural light from a large front-facing window and is complemented by a feature fireplace, creating a comfortable and inviting setting. To the rear is the open-plan kitchen diner, fitted with a range of shaker-style wall and base units offering ample storage, along with plenty of space for a dining table. Leading off the kitchen is the conservatory, which enjoys views over the rear garden and provides an additional versatile living area.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom located to the front of the property and benefiting from built-in storage. The second bedroom is situated to the rear, and the accommodation is completed by a modern three-piece shower room.

Externally, the property benefits from a larger-than-expected rear garden, predominantly laid to lawn, with patio seating and planted flower bed areas. The property also benefits from a garage and driveway.

Council Tax Band B

