

property on behalf of the vendor.

Architectural floor plan of a house with the following dimensions:

- MAIN ENTRANCE:** 4.6m x 3.2m
- BEDROOM:** 15.1" x 10.5"
- BEDROOM:** 3.6m x 2.8m
- BATHROOM:** 11.10" x 9.2"
- KITCHEN:** 3.6m x 2.7m
- SHOWER ROOM:** 1.8m x 0.7m
- LAUNDRY:** 5.11" x 5.5"
- LANDING:** DOWN

The plan also shows a staircase leading down to the laundry room and a landing area with an arrow pointing downwards.

The floor plan illustrates the layout of a house with the following dimensions:

- CONSERVATORY:** 11.6" x 7.7" (3.5m x 2.3m)
- KITCHEN/**
DINER: 15.1" x 8.5" (4.6m x 2.6m)
- LIVING ROOM:** 13.9" x 9.10" (4.2m x 3.0m)
- ENTRANCE HALL:** (Dimensions not explicitly given)
- UP:** (Dimensions not explicitly given)

- Council Tax Band - B
- Freehold
- Semi Detached House
- Two Bedrooms
- Well Maintained Through
- Popular Residential Setting
- Garage & Driveway
- Generous Plot
- No Onward Chain

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

