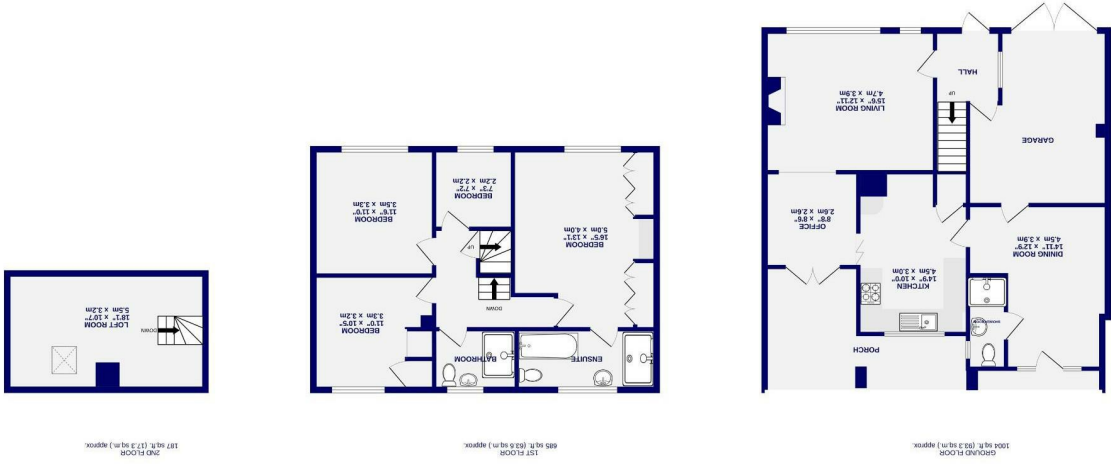


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- EPC D
 - Sought After Location
 - Potential For Extension
 - Three Bathrooms
 - Garage and Driveway
 - Potential Fifth Bedroom
 - Four bedrooms Plus Loft Room and
 - Extended House
- Freehold
Council Tax Band - C

Kings Acre Heworth, York YO31 0PH



Kings Acre
Heworth, York
YO31 0PH

Offers Over £425,000

4 3

Positioned in a quiet cul-de-sac within one of York's most sought-after neighbourhoods, this beautifully balanced four-bedroom home offering light-filled, flexible living and a welcoming sense of space throughout.

The ground floor is arranged to suit modern family life, with a bright entrance hallway leading into an inviting lounge featuring a stylish media wall and an electric fireplace. The adjoining sun room provides a versatile space, ideal as a home office or playroom, with French doors opening onto the garden. A separate dining room creates a wonderful setting for family gatherings, while the contemporary kitchen, complete with integrated appliances and skylights, provides both practicality and charm. There is also a useful utility cupboard and a ground floor shower room for added convenience.

Upstairs, four well-proportioned bedrooms offer comfortable accommodation for all the family, with the principal bedroom benefitting from fitted Sharps wardrobes and a luxurious en suite with both bath and shower. The remaining bedrooms are served by a modern house bathroom, and a fully boarded loft space with lighting and skylight provides an ideal area for storage or hobbies.

Externally, the property enjoys driveway parking for several vehicles, an integral garage and mature planting to the front. To the rear, the private south-west facing garden captures the afternoon sun and includes a large patio, newly built gazebo, two storage sheds and a lawn enclosed by fencing. There is also clear potential to extend into the rear porch area, subject to the necessary planning permissions, offering buyers the opportunity to further enhance this superb family home.

Perfectly placed for access to local schools, amenities and York city centre, this is a wonderful opportunity to secure a versatile and much-loved property in a prime residential setting.

Council Tax Band C

