



Villa Grove  
Heworth, York  
YO31 7TB

£575,000



Offered with no onward chain, this substantial semi detached home is located to the East of York in the ever sought after area of Heworth, ideally positioned for convenient access to York city centre, the outer ring road and a wide range of local amenities. This home offers spacious and versatile accommodation throughout and is sure to appeal to a variety of purchasers, whilst also benefiting from access to well regarded schools and excellent transport links.

The accommodation includes an entrance hallway leading through to the heart of the home, a superb open plan living and dining space which flows seamlessly into a shaker style fitted kitchen. The kitchen features an extensive range of wall and base units, complemented by work surfaces and a central island, creating an ideal setting for both everyday living and entertaining. Positioned to the rear of the property, this impressive space enjoys views over the garden. A separate utility room, together with a ground floor shower room and WC, adds further practicality. In addition, there is a separate reception room positioned to the front of the home, featuring a lovely curved bay window and offering further flexibility for a variety of uses.

To the first floor are three generously sized double bedrooms, including an impressive primary suite benefitting from a dressing room and en suite shower room. A contemporary house bathroom completes the accommodation with access to a large attic space.

Externally, to the front of the property is a driveway providing ample off street parking and leading to the useful garage. To the rear is a private enclosed garden, offering an ideal space for outdoor seating, entertaining and family enjoyment.

The excellent proportions and flexible layout throughout make the property well suited to a range of different lifestyles and requirements, and viewing is highly recommended to fully appreciate the space on offer.



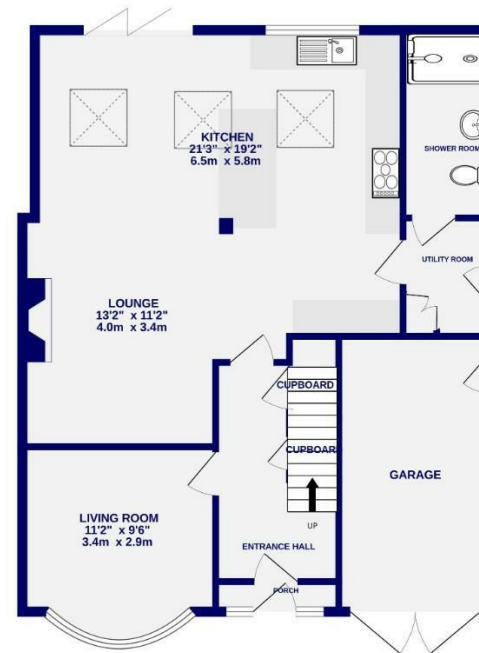


# Villa Grove Heworth, York YO31 7TB

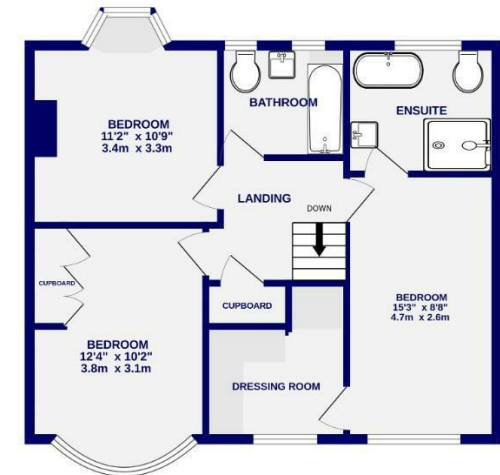
Freehold  
Council Tax Band - C

- Spacious Semi Detached Home
- Three Double Bedrooms
- Open Plan Living Kitchen Living
- Sought After Heworth Location
- Primary Bedroom With Dressing Room & En-Suite
- No Onward Chain
- Well presented throughout
- Private Rear Garden
- Driveway Parking & Garage
- EPC D

GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/storeroom will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
Made with Metropix ©2026

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.