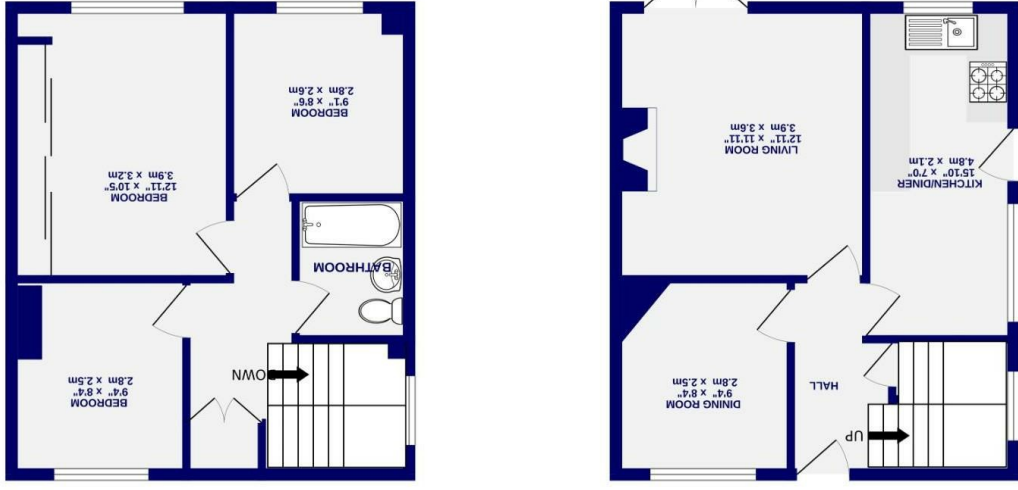


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- EPC C
 - Ideal Family Home
 - Close To CC & Train Station
 - Garage & Driveway
 - Stunning South Facing Garden
 - Two Reception Rooms
 - Three Bedrooms
 - Semi Detached Property
- Freehold
Council Tax Band - B

Fourth Avenue Heworth, York YO31 0UH



TOTAL FLOOR AREA: 826 sq. ft. (76.7 sq.m.) approx.
 Measurements are taken from the face of the walls. The area is for the rooms only and does not include any external areas or balconies. The area is for the rooms only and does not include any external areas or balconies. The area is for the rooms only and does not include any external areas or balconies. The area is for the rooms only and does not include any external areas or balconies.



Fourth Avenue
Heworth, York
YO31 0UH

Offers Over £375,000



Located in the popular residential area of Heworth, to the east of York, is this beautifully presented three bedroom semi detached property. Set on a generous plot with a fantastic south-facing garden that's larger than average, the property offers wonderful potential for further development (subject to planning) and could make an ideal family home. Within walking distance of York city centre and the train station, it also benefits from nearby open green spaces, local amenities, and well-regarded schools.

The property opens into a welcoming entrance hall which provides access to two reception rooms. To the front sits the dining room, featuring hardwood flooring and a large window that fills the space with natural light. To the rear is a spacious living room with French doors opening out onto the well-established and beautifully maintained garden. Adjacent is a fitted kitchen diner offering a range of shaker-style wall and base units, providing ample storage and workspace, along with a selection of integrated appliances.

Upstairs, a spacious landing leads to three well-proportioned bedrooms, the largest of which includes built-in storage. Completing the internal accommodation is a modern three-piece family bathroom.

Externally, the property offers driveway parking to the front, enclosed by a low wall and mature hedging, while to the rear lies a stunning south-facing garden with a generous lawn and patio areas ideal for outdoor dining and relaxation. In addition, there is a detached garage with light and power, set back from the property for added convenience.

With its rare plot size, sought-after location, and beautifully presented interiors, this lovely home is sure to attract strong interest. Early viewing is highly recommended.

Council Tax Band B

