



WALNEY ROAD, YORK, YO31
£375,000

Carter Jonas

WALNEY ROAD, YORK, YO31 1AJ

A rare opportunity has arisen to acquire this fantastic three double bedroom, detached home located in this popular residential area.

The house is offered with no onward chain, with a garage, driveway parking and a private decked and paved garden area to the rear.

The property briefly comprises; attractive & welcoming entrance hall with doors leading to; the front living room.

A spacious recently modernised kitchen/dining room with a separate WC and utility room that has direct access to the garage. Accessed through two glass patio doors from the kitchen, there is a lovely private garden area, currently decked on two levels

To the first floor there are two double bedrooms, a modern family bathroom and additional shower room. Up to the second floor you will find a further double bedroom.

To the front of the house is a small garden area with off street parking, garage and a gate giving side access to the rear garden.

Heworth is a popular residential area to the East of York City Centre, with local independents shops and cafe's the location has a lot to offer, the property falls within the catchment area for the highly regarded Hempland Junior School. Also feeding into both Huntington and Archbishop Holgate's Secondary Schools.

A RARE OPPORTUNITY HAS ARISEN TO ACQUIRE THIS FANTASTIC THREE DOUBLE BEDROOM, DETACHED HOME LOCATED IN THIS POPULAR RESIDENTIAL AREA.



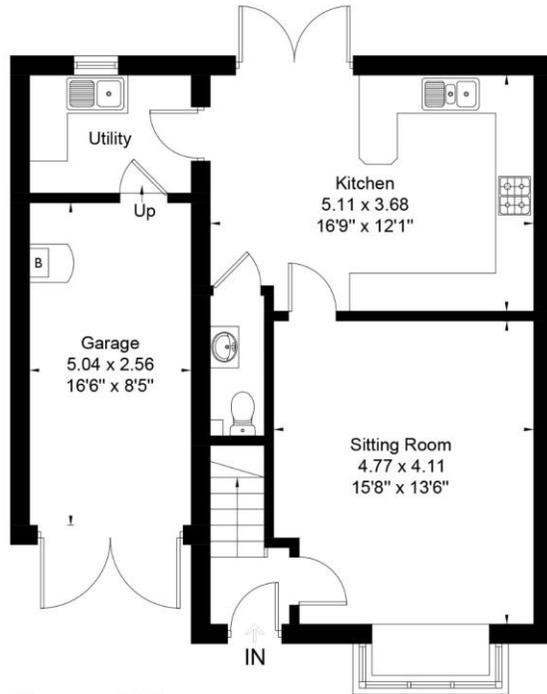
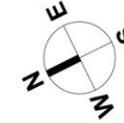
TENURE Freehold

EPC BAND C

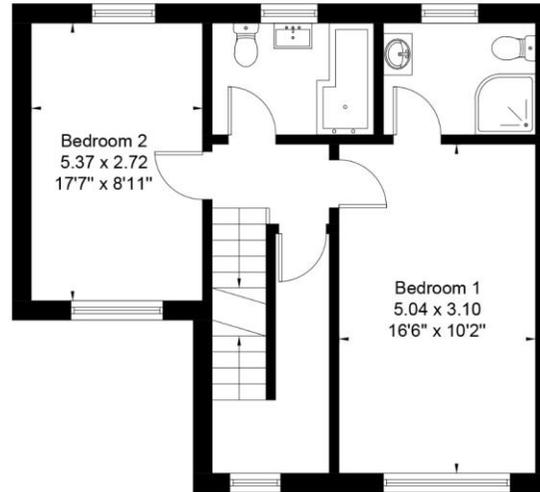




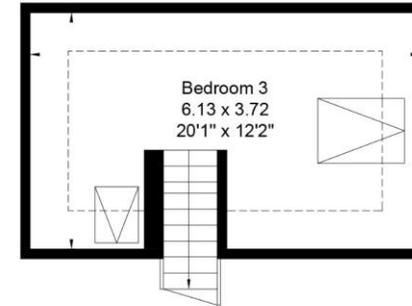
Avondale Close, RH6
Approximate Area = 1475 sq ft / 137.0 sq m
Including Limited Use Area (119 sq ft / 11.1 sq m)



Ground Floor



First Floor



[Dashed Box] = Reduced head height below 1.5m

Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
fourwalls-group.com 315223

York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.