



**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

**COUNCIL TAX BAND** D

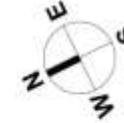


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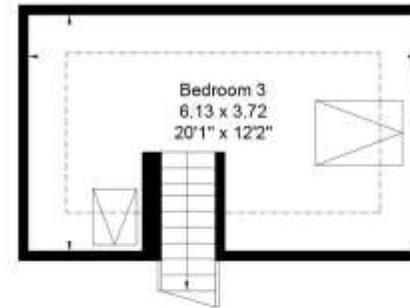
Avondale Close, RH6  
 Approximate Area = 1475 sq ft / 137.0 sq m  
 Including Limited Use Area (119 sq ft / 11.1 sq m)



Ground Floor



First Floor



= Reduced head height below 1.5m

Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards  
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