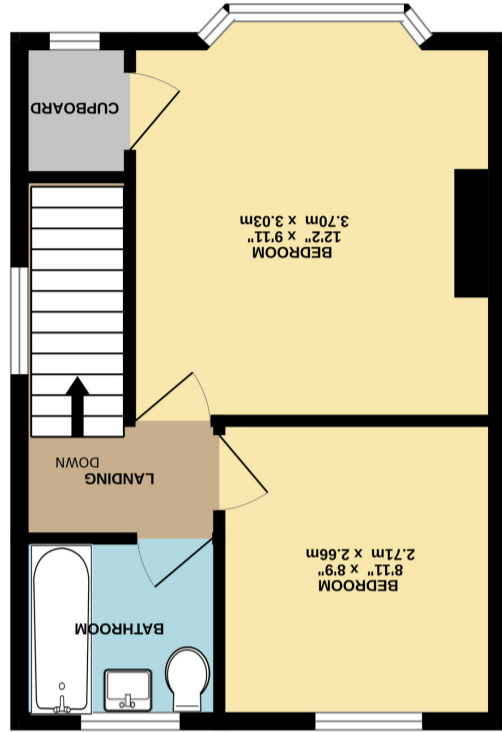
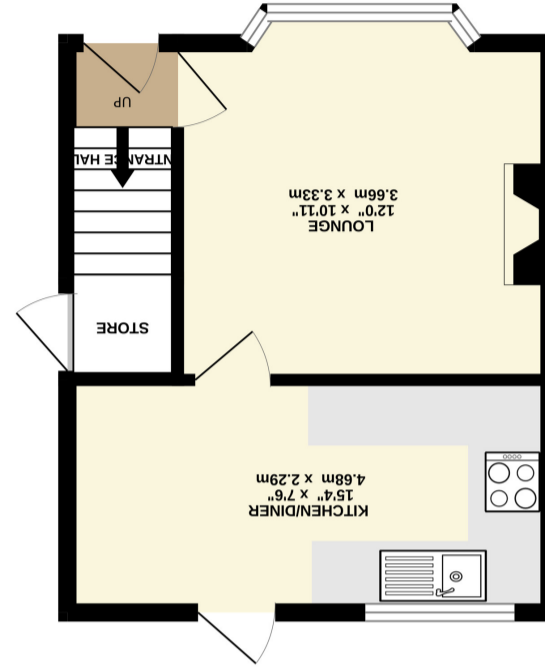


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR



GROUND FLOOR



## Woodside Avenue, York YO31 0QS

A fantastic fully refurbished 1930s semi detached home in the desirable area of Burnholme which is offered for sale with the added benefit of no onward chain. Boasting a bright lounge with large bay window and feature fireplace to the front which oozes original charm and a newly fitted stylish kitchen complete with integrated appliances and a dining area to the rear. To the first floor are two good sized double bedrooms and a modern three piece house bathroom. Externally the property benefits from a driveway for ample off street parking and a generous sized rear garden complete with recently laid lawn and a patio area perfect for entertaining with family and friends.

Having been completed to a high standard including new windows and doors, a full rewire, new heating system, damp proof course, new cavity wall and loft insulation, along with the cosmetic redecoration including carpets and flooring, this property truly is ready and waiting for the deserving buyer to move straight in and enjoy whilst maintaining the potential to extend in the future (STPP).

Likely to generate high interest levels and appeal to a wide range of buyers, we strongly recommend early viewing here.

- No Onward Chain
- Fully Refurbished
- Ready to Move In
- Brand New Kitchen
- Modern Kitchen
- Bright Lounge with Bay Window
- Two Double Bedrooms
- Good Sized Garden
- Driveway
- Local Amenities Nearby

Travelling from Tang Hall Lane from Heworth turn left onto Bad Bargain Lane and left again onto Gerard Avenue. Follow the road round to the right and the property can be seen on the right hand side and can be identified by our for sale sign.

Ideal for access to York City centre, A1079 and Stockton Lane plus the shopping and leisure facilities of Monks Cross and Vangarde. Local amenities are available with the wider range of facilities in Heworth Village, Osbaldwick or the City Centre. Hempland Primary School is the local primary and Archbishop Holgate Secondary School. There is a community hub with library, café and sports centre too!

