



Clarks Terrace, Heworth, York YO31 1DO

£325,000 Offers Over

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Nestled in the highly sought-after area of Heworth, just a short stroll from York City Centre, this beautifully presented and extremely well maintained period terraced house offers an ideal blend of character and contemporary living. Step inside to discover a welcoming entrance hallway leading to a bright and cosy lounge, complete with a wood burning stove - perfect for those colder evenings. The lounge opens into a spacious dining area and modern shaker style kitchen. The property has been extended to the rear to create a further bright seating area with doors opening out to the rear garden, and a convenient ground floor shower room.

To the first floor are two generously sized bright double bedrooms - each with fitted storage, and a three piece bathroom off the main bedroom.

Externally the property benefits from a large front garden, driveway, a brick built store which could be an ideal home office or gym space, and a detached garage. To the rear is a good sized landscaped south facing garden with an established grape vine and mature plants which offer pops of colour throughout the seasons.

Situated within easy reach of York city centre and a short walk from the property there are 2 cafes, a pub bar offering craft ales & informal dining, a post office, a pharmacy, hair dressers and beauty salons, a co-op food shop and a Morrisons local. For outdoor activities Heworth park, Heworth tennis club, Heworth golf club and Monk stray for dog walkers. With its perfect combination of character, location, and modern comfort, we anticipate high interest—early viewing is strongly recommended to avoid disappointment.

- No Onward Chain
- Immaculate Condition
- Two Double Bedrooms
- Two Bathrooms
- Extended to Rear
- Modern Dining Kitchen
- Cosy Lounge with Log Burning Stove
- Front Garden
- Rear Courtyard
- Driveway and Garage
- Double Glazed Sash Windows
- Brick Built Storage Shed
- Gas Central Heating

Travelling from the City Centre along East Parade towards Heworth. At the lights take the second left on to Dales Lane. Clarks Terrace is on the right hand side where the property can be identified by our For Sale sign.

An ideal location for access into York by foot, public transport, car or bike. Local shopping facilities can also be found in Heworth to include a Deli, Chemist and Florist. Plus Monks Cross and Vangarde shopping centres and various supermarkets are a short drive away.

