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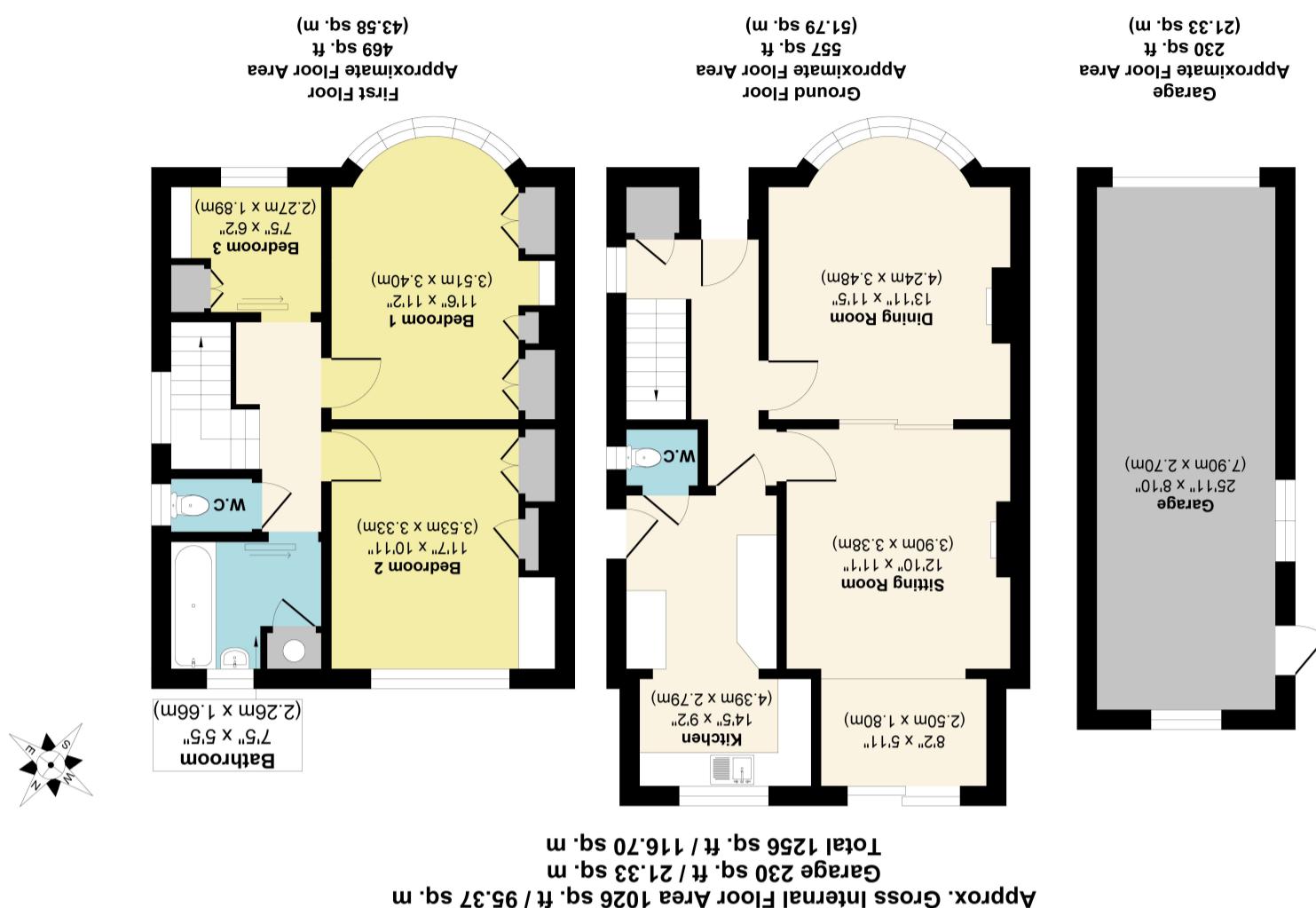
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# 88 Oakland Avenue, York YO31 1DF

A fantastic opportunity to purchase this spacious traditional semi detached home sold with the benefit of no onward chain.

The property briefly comprises; entrance hall, extended living through dining room with bright bay window to the front and patio doors to the rear opening out to the well manicured rear garden. A well equipped kitchen and a ground floor w/c complete the ground floor.

To the first floor are two good sized double bedrooms, a third good sized single room and a bathroom with separate w/c.

Externally the property benefits from a front garden, driveway for off street parking and a detached garage. To the rear is a generous sized garden complete with lawn and patio areas with mature borders, perfect for entertaining with family and friends.

The property requires modernisation but oozes potential and the possibility to extend further (STPP) and is located in the desirable area of Heworth, within walking distance to local amenities and York's city centre. Viewing is highly recommended.

- No Onward Chain
- Traditional Semi Detached Home
- Desirable Location
- Local Amenities Nearby
- Extended to Rear
- Generous Sized Rear Garden
- Garage
- Two Reception Rooms
- Potential to Extend (STPP)
- Requires Modernisation

Travelling on the A1036 away from York City Centre, at the Heworth roundabout, take the second exit onto Stockton Lane. Take the sixth right hand turning onto Oakland Avenue and continue where the property is on the right hand side and can be identified by our For Sale Board.

An ideal location for access into York by 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. The A64 which in turn leads to the road networks is easily accessible from the property. Hempland Primary and Heworth C of E are the local Primary schools and Archbishop Holgate is the Secondary.

