



Oakland Avenue, York YO31 1DF

A wonderful extended semi detached home located in the desirable area of Heworth close to local amenities. Boasting a welcoming entrance hall, convenient ground floor w/c, a bright lounge with feature fireplace and bay window and a modern open plan living / dining / kitchen area with gloss units and a bright conservatory opening out to the rear garden. Upstairs the property has two good sized double bedrooms, one with fitted wardrobes, a third single bedroom and a recently installed modern shower room. Externally the property benefits from a block paved driveway for ample off street parking, and an enclosed low maintenance rear garden complete with astroturf and patio areas plus a detached pitched roof garage and the huge perk of a garden studio, perfect for a home office, gym or occasional guest room. Ready to move in to and enjoy yet allowing any deserving buyer the potential to extend (STPP), we feel this will property will attract high levels of interest and therefore early viewing is highly recommended.

- Extended Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Modern Kitchen
- Garden Room
- Desirable Location
- Local Amenities Nearby

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 left 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.

