

Approx. Gross Internal Floor Area 1484 sq. ft / 137.90 sq. m  
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## Second Avenue, Heworth, York YO31 0RS

Nestled in the highly sought-after area of Heworth, just a short stroll from York City Centre, this beautifully presented and recently renovated 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 log burning stove - perfect for those colder evenings. A second lounge with feature fireplace and patio doors opening onto the rear garden and a modern dining kitchen offers the perfect space for family meals or entertaining guests. The vendors also have planning permission for a single storey kitchen extension, should any deserving buyer wish to complete this and the reference is 24/00918/ful. To the first floor are three good sized bedrooms, two with feature fireplaces, and a bright four piece house bathroom. The loft has been converted to accommodate a further double bedroom with an ensuite shower room.

Externally the property benefits from a fore-courted front with space for a nice seating area, an enclosed low maintenance rear garden with lawn and patio areas perfect for entertaining with family and friends, and on street parking.

Situated within easy reach of York city centre and the local amenities of Heworth Village, this home truly has it all. With its perfect combination of character, location, and modern comfort, we anticipate high interest—early viewing is strongly recommended to avoid disappointment.

- Spacious Terraced House
- Loft Conversion with Ensuite
- Good Sized Rear Garden
- Bright Living Room
- Modern Kitchen
- Good Sized Bedrooms
- Walking Distance to City Centre
- Local Amenities Nearby

Travelling from the City Centre turn right off East Parade on to Second Avenue and the property can be identified by our For Sale board.

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. 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 school and Archbishop Holgate is the Secondary.

