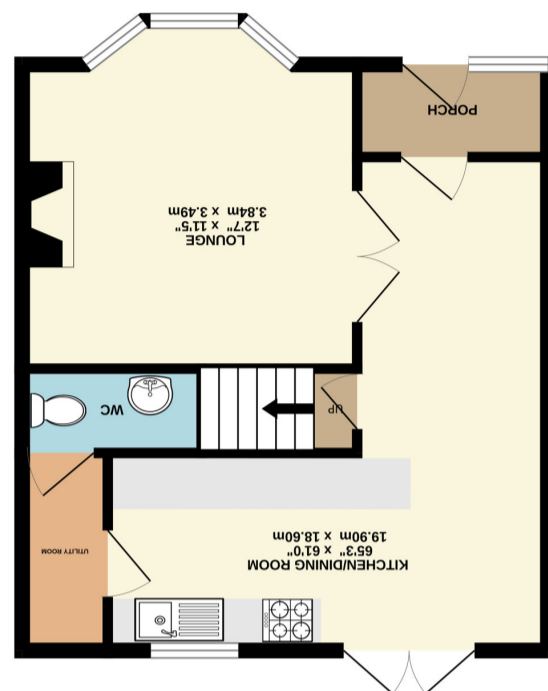
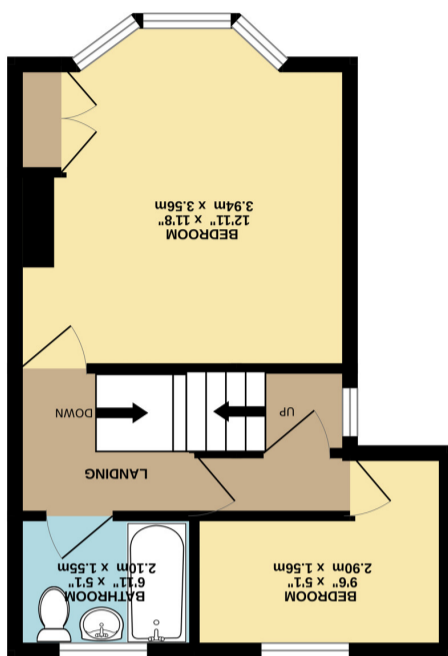


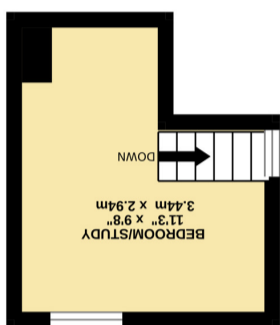
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



2ND FLOOR  
172 sq.ft. (16.0 sq.m.) approx.

TOTAL FLOOR AREA : 1017sq.ft. (94.5 sq.m.) approx.



## 22 Burnholme Avenue, York YO31 0NB

Redmove are delighted to bring to market this recently updated and extended semi detached home in the popular area of Burnholme. Boasting an entrance porch, spacious lounge with bright bay window and log burner, dining hall, modern shaker style kitchen with a good range of base and wall units with patio doors leading out to the rear garden, a useful utility area and a ground floor w/c. To the first floor is a large master bedroom with ample built in storage, a three piece house bathroom, nursery / home office and stairs leading up to the second floor bedroom. Externally the property benefits from a larger than average rear garden complete with lawn and patio areas, perfect for children to play or to entertain in the summer sun and a driveway for off street parking to the front.

Ready to move in to and enjoy yet still leaving the option to extend further (STPP). This wonderful home is likely to appeal to a wide range of buyers therefore early viewing is highly recommended.

Disclaimer - Fixtures and fittings other than those mentioned are to be agreed with the Seller. All measurements are approximate and are taken using a laser measure. Statements contained within these particulars are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to making any decisions on this property. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange of contracts. Details correct at time of publication.

- Extended
- Modern Kitchen
- Utility Area
- Ground Floor W/C
- Large Garden
- Lounge with Log Burner
- Dining Area
- Driveway

Travelling from Heworth Village on Hempland Lane onto Burnholme Drive. Turn left on to Burnholme Avenue where the property can be found on the right hand side and can be identified by our for sale sign.

Burnholme is a popular residential area that is conveniently positioned for access to York City centre, A1079 and Stockton Lane plus the shopping and leisure facilities of Monks Cross. 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

