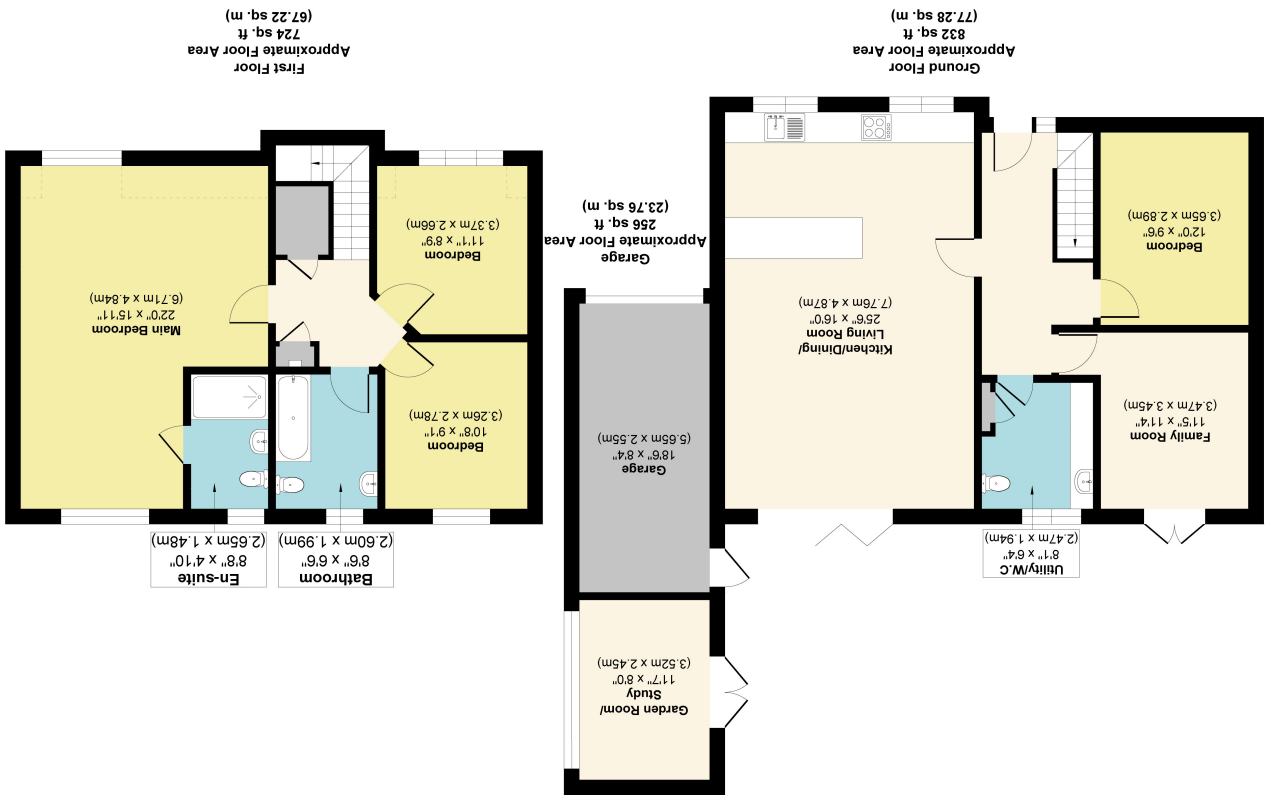


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Approx. Gross Internal Floor Area 1556 sq. ft / 144.50 sq. m  
Garage 462 sq. ft / 42.89 sq. m  
Total 2018 sq. ft / 187.39 sq. m





# 3 Mulwith Close, Heworth Village, York YO31 1BA

A fantastic fully renovated and extended detached home finish to a high specification in a quiet cul de sac in the highly desirable village of Heworth offered for sale with the benefit of no onward chain. This skilfully extended and modernised home briefly comprises; entrance hallway, a large open plan living / dining / kitchen with bi folding doors opening out to the rear garden, a bright lounge / family room to the rear with patio doors leading to the rear garden, a ground floor bedroom / extra reception room, and a w/c come utility room plus a garden room / study at the end of the garage.

To the first floor is the master bedroom with a contemporary ensuite shower room, two further bedrooms and the modern three piece house bathroom.

Externally the property offers parking for three cars, a garage and a well maintained south facing rear garden with lawn and patio area, perfect for entertaining with family and friends.

Situated just a stones throw to all of the local amenities that Heworth has to offer and within walking distance to York city centre.

A great sized home, finished to a high standard with the benefit of underfloor heating to the ground floor, we strongly recommend viewing to truly appreciate the size, finish and location of this wonderful home.

- No Onward Chain
- Substantial Detached House
- Four Bedrooms
- High Specification
- Quiet Cul de Sac
- Modern Dining Kitchen
- Brand New Boiler with 12 Year Warranty
- South Facing Garden
- Fully Rewired
- Desirable Location
- Underfloor Heating to the Ground Floor

Travelling along East parade away from the city centre, continue straight forward at the lights on to Heworth Village. Mulwith Close is on the right hand side just before the Walnut Tree pub which is on the left hand side. The property is tucked away at the heart of the cul de sac.

Mulwith Close is situated in Heworth which lies 0.8 miles north east of York city centre. There are local shops at Heworth Village, Vangarde and Monks Cross Shopping Centre is 1.25 miles further to the north. The Stray is close by at the top of Stockton Lane which provides a lovely recreational area. There are great schools, local allotments and cycle routes nearby.

