

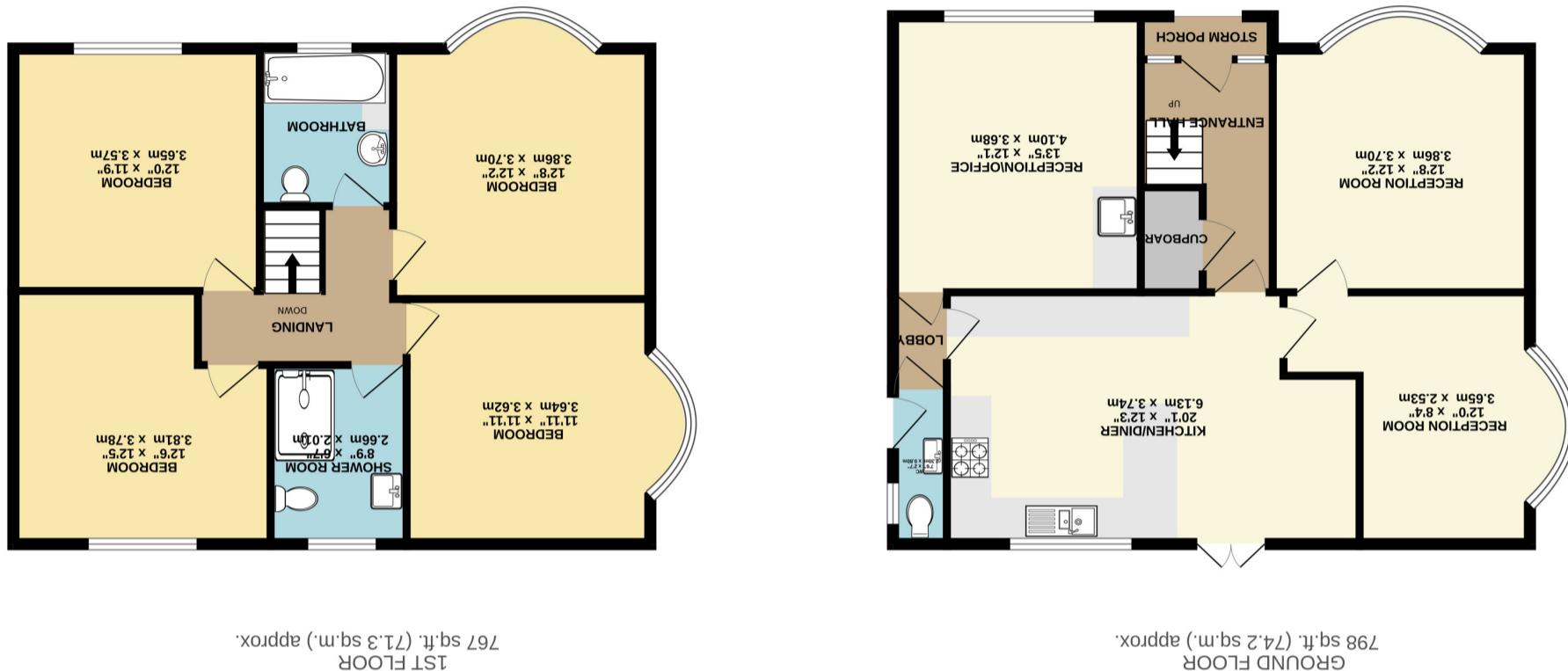
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as to their operability or efficiency can be given.

prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given. Whilst every attempt has been made to ensure the accuracy of the location contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription of this statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser.

TOTAL FLOOR AREA: 1566 sq.ft. (145.5 sq.m.) approx.



1ST FLOOR  
767 sq.ft. (71.3 sq.m.) approx.

GROUND FLOOR  
798 sq.ft. (74.2 sq.m.) approx.



## Burnholme Avenue, York YO31 0NA

Offered for sale with the benefit of no onward chain is this substantial detached home located in the desirable area of Burnholme. The property briefly comprises; entrance hall, two reception rooms with bright bay windows, a large dining kitchen complete with integrated appliances and marble effect worktops, a convenient ground floor w/c, and an additional reception room which would be an ideal home office, playroom or extra bedroom.

To the first floor are four good sized double bedrooms, a three piece bathroom and a modern shower room.

Situated on a corner plot, the property benefits from a driveway for off street parking, and an L shaped garden with lawn to the left and a patio to the rear - ideal for entertaining with family and friends.

Please note: Images shown are prior to current tenancy.

- Four Double Bedrooms
- Modern Dining Kitchen
- Driveway
- Good Sized Gardens
- First Floor Bathroom
- First Floor Shower Room
- Three Reception Rooms
- No Onward Chain

Travelling from Heworth Village on Hempland Lane onto Burnholme Drive. Turn left on to Burnholme Avenue where the property can be found on the left 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 and Vangarde. 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 Secondary School.

