



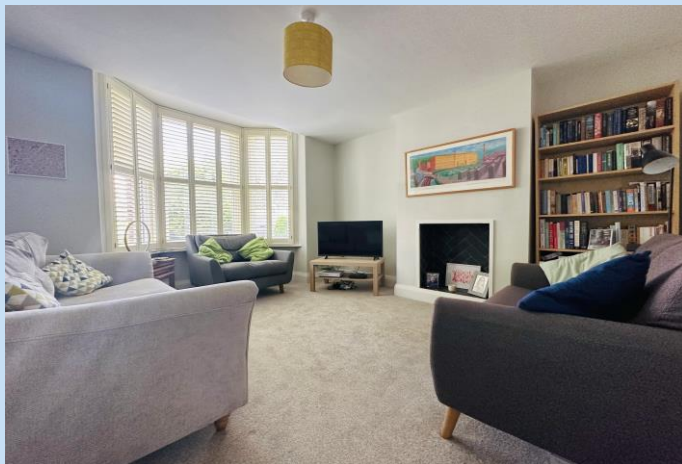
78 Heworth Green,
York, North Yorkshire YO31 7TQ

Guide Price £699,950


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PERSONAL AGENTS

Bishops Personal Agents offer for a sale a fabulous extended four bedroom mid terraced property spread over three floors with a stylish twist and a hint of charm in the very popular Heworth Green location in York. Just a short stroll from the City walls and the York City centre. This lovely house was converted from a period hotel in 2019 offering the best in suburban living with a balance of both charming and quality features. Spread over three floors, with its extended stylish living/kitchen, three en-suite bathrooms and a cellar, this uniquely brilliant property will be incredibly popular with a multitude of buyers, including, couples, commuters and professionals who work in York. The accommodation briefly comprises; Entrance hallway from where doors lead to the reception rooms. To the front we find the bay fronted living room with shutters and to the rear a fabulous extended contemporary open plan living space, the central kitchen/dining area, featuring a superb kitchen with marble worktops opens to the extended living room bathed in natural light from the skylight and bi-fold doors open out to the rear courtyard/garden. A cloakroom is also found to the rear of the kitchen. The stairwell leads to the first floor landing from where we find two bedrooms, to the front is the principal with bay fronted windows with shutters and its own contemporary en-suite. To the rear a further bedroom with its own en-suite as well. From the second floor landing we find two further spacious bedrooms both with velux windows, sharing a contemporary Juliette bathroom. Outside to the front we find the walled forecourt, whilst to the rear a sunny aspect walled and fenced garden, perfect for lazy summer evenings. There is also an allocated parking space to the rear. In summary, this lovely home in the very popular, Heworth Green provides an exceptional opportunity to secure a property that is both charming and contemporary. This property will also particularly appeal to those for whom location within this popular area is crucial and easy access to the City centre and station. An internal viewing is strongly recommended to see this superb quality home.

Heworth Green is in a popular suburb, just North East of York City Centre. The location boasts a wide range of local amenities and a superb bus service into the city centre. The York Outer Ring Road (A1237) is just around 2 miles further north and the shopping parks at Monks Cross and neighbouring Vangarde as well as Clifton Moor and the A64 are within easy reach by car. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance door and radiator*. Stairs to the first floor. Doors leading to...

Living Room

14' 5" x 11' 11" (4.39m x 3.63m) Into bay
Double glazed sash bay windows to front aspect with shutters, tv point* and radiator*.

Kitchen/Diner

24' 11" x 14' 10" (7.59m x 4.52m)
A fabulous fitted kitchen with a range of contemporary wall and base units with matching worktops over, central island incorporating a sink with mixer taps with matching work tops over, integral appliances include an electric oven, microwave grill*, induction hob* with an extractor hood over*, dishwasher*, washing machine*, fridge/freezer and down lighting. Opening to.... Fabulous sitting area, sky light, tv point*, double glazed bi folding doors leading to the garden and radiator*.

Cloakroom

Modern suite in white comprising; Wash hand basin set in a vanity unit with mixer taps and low level wc.

First Floor Landing

Stairs to the second floor. Doors leading to...

Bedroom 1

15' 7" x 14' 6" (4.75m x 4.42m) Into bay
Double glazed sash bay windows to front aspect with shutters, feature cast iron fireplace and radiator*. Door leading to...

En-suite

8' 0" x 6' 3" (2.44m x 1.90m)
Modern suite in white comprising; Shower cubicle with mains shower*, wash hand basin set in a vanity unit with mixer taps, low level wc, and heated rail*.

Bedroom 2

10' 7" x 9' 11" (3.22m x 3.02m)
Double glazed windows to rear aspect and radiator*. Door leading to...

En-suite

6' 2" x 5' 9" (1.88m x 1.75m)
Modern suite in white comprising; Shower cubicle with mains shower*, wash hand basin with mixer taps, low level wc, and heated rail*.

Second Floor Landing

Sky light. Doors leading to...

Bedroom 3

15' 5" x 12' 3" (4.70m x 3.73m)
Double glazed velux windows to front aspect, tv point* and radiator*. Door leading to...

Bathroom

10' 3" x 6' 0" (3.12m x 1.83m)
Juliette bathroom with a modern suite in white comprising; Shower cubicle with mains shower*, bath with mixer taps and mains shower over*, wash hand basin with mixer taps, low level wc, sky light and heated rail*.

Bedroom 4

15' 7" x 10' 2" (4.75m x 3.10m)
Double glazed velux windows to rear aspect and radiator*. Door leading to...

Cellar

14' 9" x 11' 8" (4.49m x 3.55m)
Handy cellar with power and lighting.

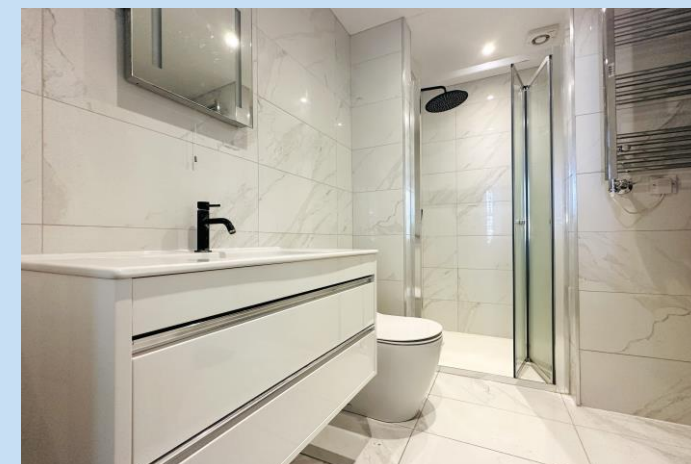
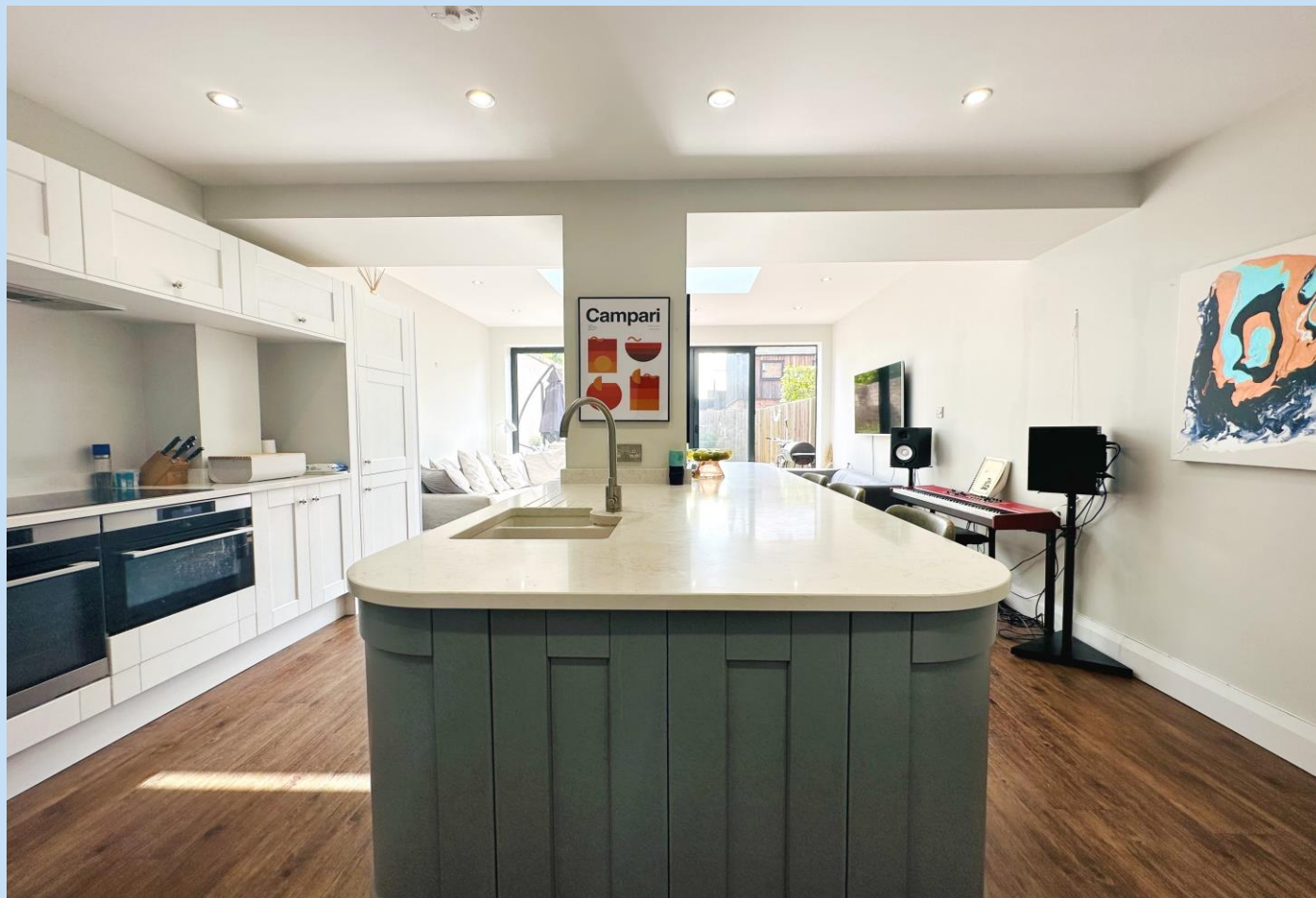


Outside

To the front of the house is a gated forecourt walled boundary leading to the front door. To the rear we find a sunny aspect walled and fenced garden with a paved patio area perfect for outside entertaining. Gated rear access leads to an allocated parking space.

Agents Note

EPC Rating B. Council tax band F.





Energy performance certificate (EPC)

78, Heworth Green
YORK
YO31 7TQ

Energy rating

B

Valid until: **18 March 2029**

Certificate number: **9718-3083-7357-6231-4924**

Property type

Mid-terrace house

Total floor area

161 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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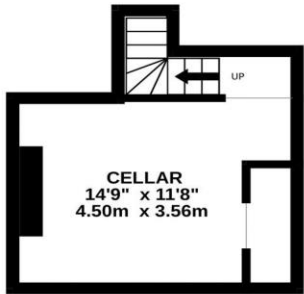
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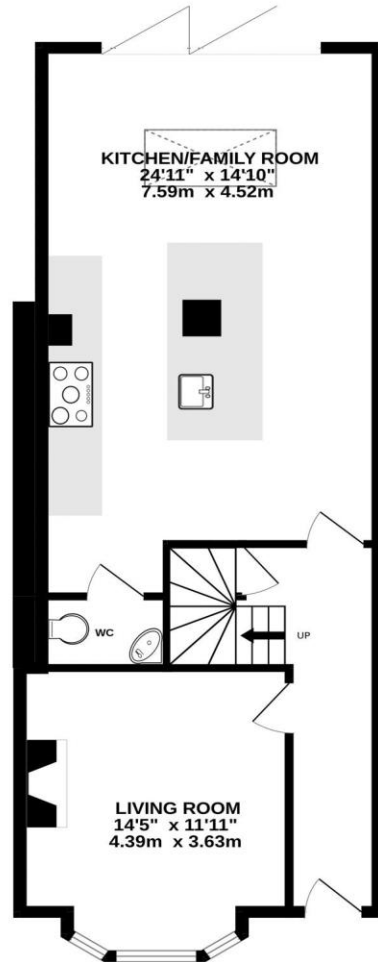
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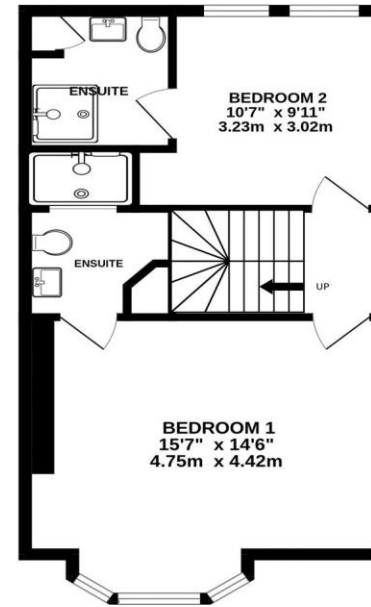
BASEMENT
138 sq.ft. (12.8 sq.m.) approx.



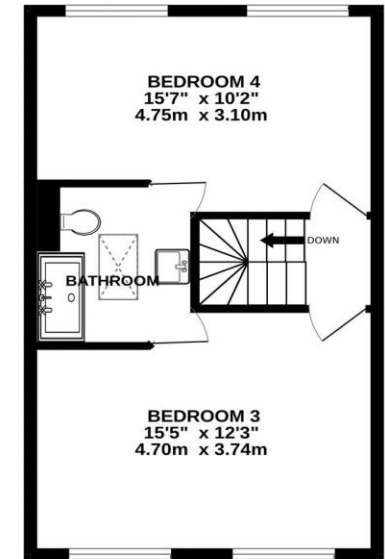
GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1641 sq.ft. (152.5 sq.m.) approx.

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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DISCLAIMER

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