



**25 HEWORTH VILLAGE, YORK**  
£440,000

**Carter Jonas**



## 25 HEWORTH VILLAGE, YORK, YO31 1AE

25 Heworth Village is an attractive Victorian townhouse making up part of a pretty terrace. The accommodation retains a number of period features, including some original sash windows and a number of feature fireplaces but the general theme is of a bright and modern home with well-balanced rooms, including a front reception room, breakfast room with bi-folding doors opening onto the rear garden, a stylish and well-equipped kitchen and 3 double bedrooms, served by a sizeable contemporary bathroom complete with a separate shower.

The rear garden has been landscaped to form several seating areas which are divided by gravelled walkways and a well-stocked flowerbed. At the far end there are double wooden gates which open to provide off street parking in the rear portion of the garden if desired.

Situated in a Conservation Area, east of York and boasting an excellent range of local shops on East Parade, including a post office, coffee shops and mini supermarkets. The property has been sensitively refurbished and benefits from a lovely garden and off-street parking. The property is just a short walk away from the city centre and all the facilities York has to offer.

Please note, the property is currently tenanted but can be offered for sale with vacant possession.

**TENURE** Freehold

**LOCAL AUTHORITY**

**EPC BAND** D

**AN ATTRACTIVE VICTORIAN TOWNHOUSE IN A POPULAR RESIDENTIAL AREA OF YORK, BENEFITING FROM A LOVELY GARDEN AND OFF-STREET PARKING.**



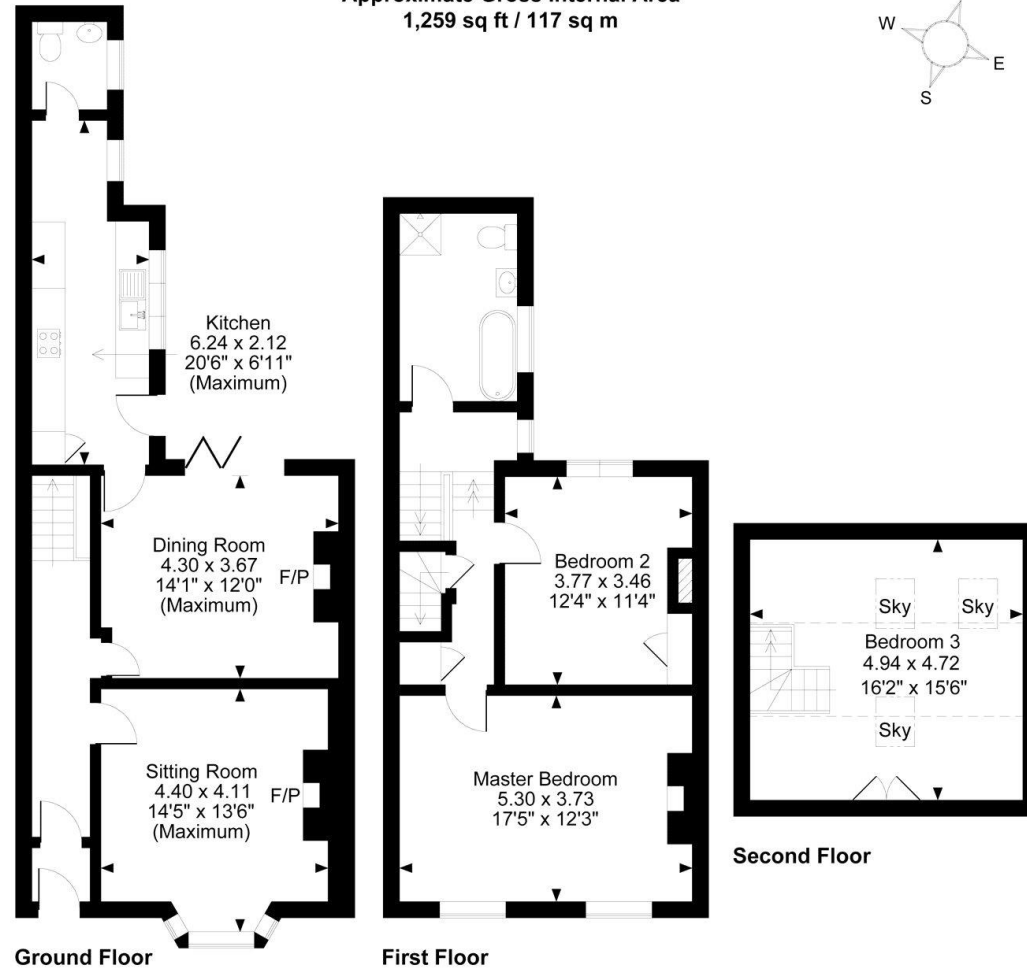
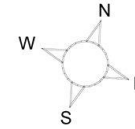




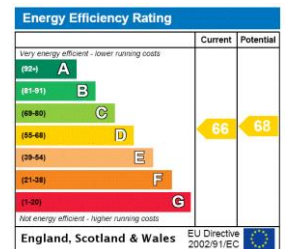




**25 Heworth Village, York**  
Approximate Gross Internal Area  
1,259 sq ft / 117 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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