



**4 OAKLAND AVENUE, YORK**  
Guide Price £475,000

**Carter Jonas**

## 4 OAKLAND AVENUE, YORK, YO31 1BY

Oakland Avenue is located in the Heworth area of York, a leafy suburb popular for its village feel and amenities, with easy access to the city centre. A traditional 1930s semi-detached house, number 4 has been carefully renovated to restore and preserve its original charm.

The accommodation offers nicely proportioned rooms with high ceilings and characterful features, tastefully decorated with attention to detail. A fabulous extension to the rear, with full-height picture windows and a pitched ceiling, creates free-flowing living space which opens out onto the garden. The kitchen features stylish fitted units and terracotta tiles, a useful pantry, and leads off to a utility area with side access.

South facing, natural light is abundant throughout. Upstairs, there are 3 double bedrooms and a house bathroom with a separate wc.

The rear garden has been beautifully landscaped with cleverly positioned seating terraces in which to catch the sun. A selection of small trees, including a wisteria, line the borders, adding to the privacy already enjoyed by the property's position on the road.

To the front of the house, a paved and gravelled driveway provides parking for 2 vehicles, alongside a garage for storage.

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.

**TENURE** Freehold

**EPC BAND** To be confirmed

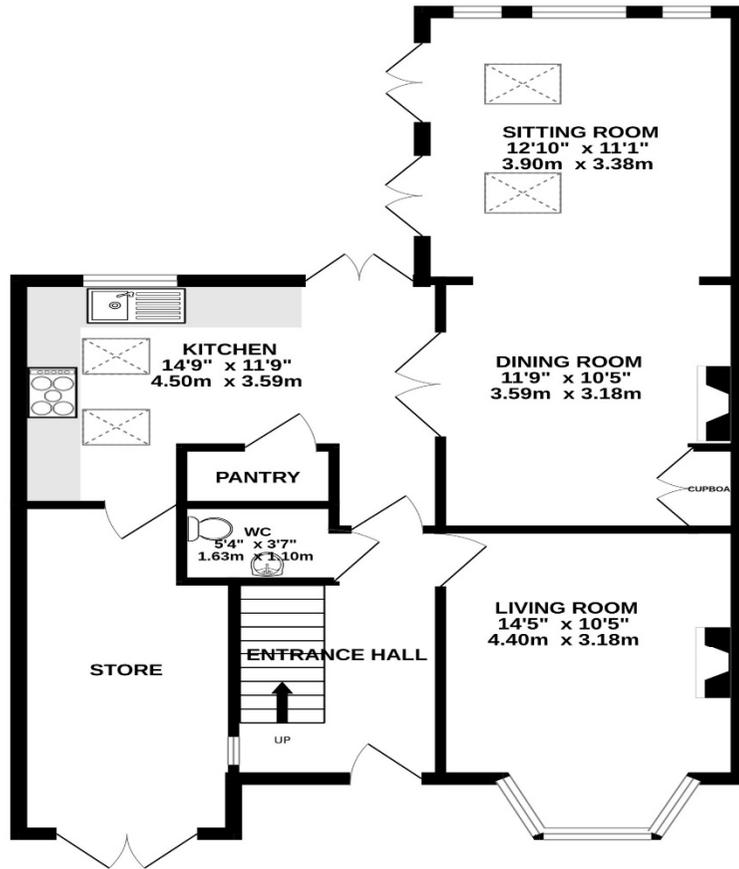
**A BEAUTIFULLY RENOVATED AND EXTENDED 1930S SEMI-DETACHED HOUSE WITH A PRETTY GARDEN, PEACEFULLY SITUATED IN HEWORTH.**



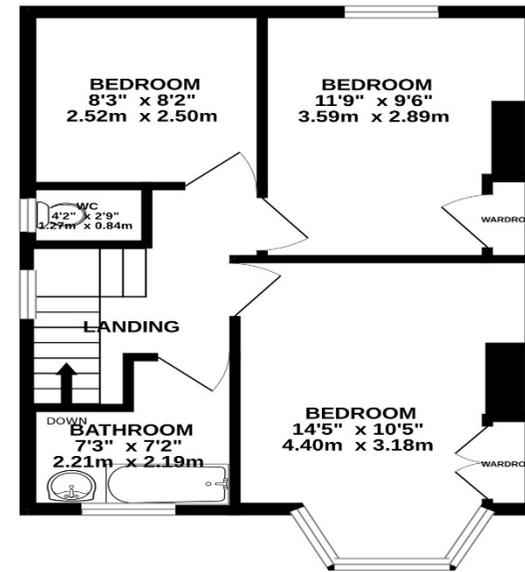




GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

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