

78, Heworth Green, York, YO31 7TQ

Guide price £675,000

4 3 2 B

PRIME RESIDENTIAL









78 Heworth Green

Significant period property in excess of 1500 square feet with impressive eco-credentials and an EPC rating of B. An ideal family home or lock up and leave in trendy Heworth Green.

Stunning 4 bedroom town house with exceptionally well appointed and versatile living accommodation centered around a magnificent kitchen family room. The property also benefits from a delightful south facing garden and private parking and is situated in one of York's most favoured areas close to the city centre.

Accommodation comprises:-

Entrance Hall, Sitting Room, Kitchen family room, WC, 4 bedrooms, (2 ensuite) family bathroom, cellar, garden, private parking.

DESCRIPTION

This simply stunning townhouse was converted in 2019 from a former period hotel cleverly blending the space and proportions of the original building whilst providing a wonderfully well balanced and spacious home with all modern comforts.

The versatile layout provides 4 double bedrooms with 3 stylish bathrooms over 3 floors and also benefits from a generous cellar currently used for storage. At the heart of the home is a magnificent kitchen family room which features a contemporary kitchen with a generous dining and family area and bi-fold doors leading to the pretty south facing garden.

Heworth, is fast becoming one of York's most favourite and fashionable residential areas. It enjoys a unique 'village' feel and provides quick and easy access to the city centre. It has excellent local amenities and also benefits from the open green space of The Stray close-by.





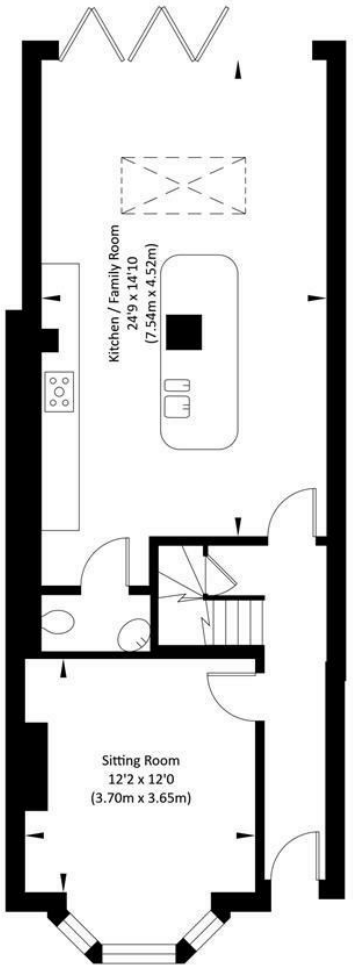


- **Superb period conversion providing exceptional modern comforts**
- **4 double bedrooms over 3 floors**
- **3 incredibly stylish bathrooms**
- **Magnificent kitchen family room with bi-fold doors**
- **Elegant sitting room with plantation shutters**
- **Useful cellar**
- **Delightful south facing garden with terraced seating area**
- **Private off-street parking**
- **Ideally situated close to the amenities in trendy 'Heworth Village'**
- **Walking distance to the city centre**

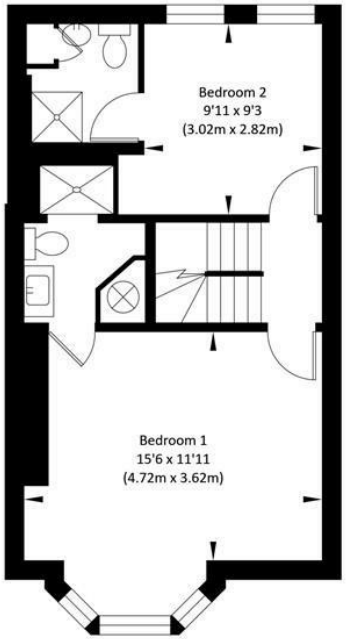
Freehold

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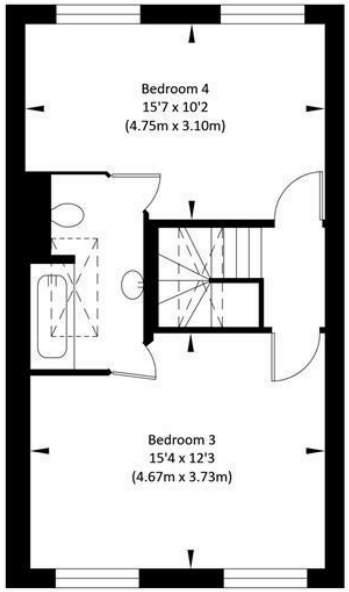
APPROXIMATE GROSS INTERNAL FLOOR AREA
1539 SQ FT / 142.99 SQ M - (Excluding Cellar)



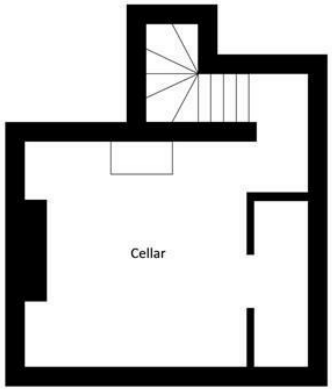
Ground Floor



First Floor



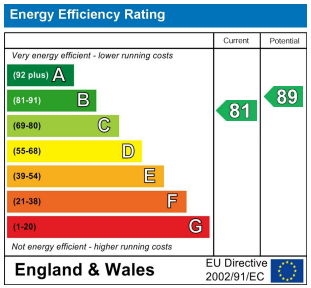
Second Floor



Basement



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified
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