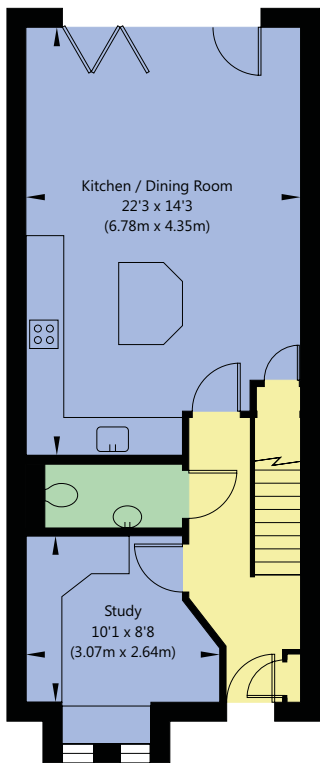




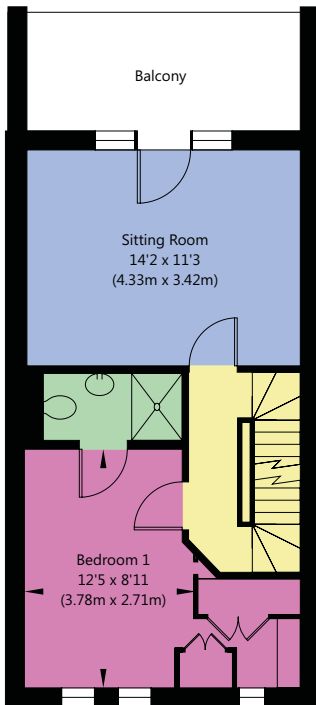
3 Heworth Parade
Heworth, York

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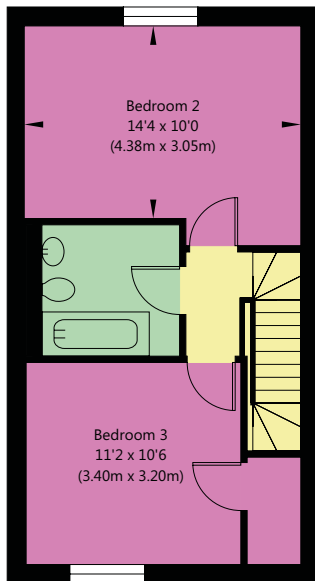
3 Heworth Parade, Mill Lane, York, YO31 7AA



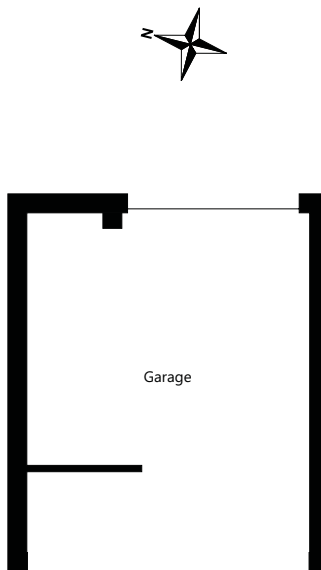
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 511 SQ FT / 47.43 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 399 SQ FT / 37.09 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 400 SQ FT / 37.2 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1310 SQ FT / 121.72 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs and particulars:** January 2021.

3 Heworth Parade

Heworth, York

Modern townhouse with garage and garden, close to York city centre

Entrance hall • cloakroom • kitchen dining room study • 3 bedrooms • 2 bathrooms • sitting room • balcony • landscaped courtyard garden garage with store

Freehold for sale

This stylish, modern York city townhouse was constructed with energy efficiency in mind: there is a heat recovery system, triple glazing, enhanced insulation, rainwater harvesting and solar panels. The rooms are generously sized with a well-designed layout arranged over three floors and its superb central location is made all the more appealing given the welcome addition of a garage and garden.

- Traditional terraced townhouse circa 2015
- Energy efficient - low running costs; HIVE controls over heating and some lights
- Engineered oak flooring throughout the ground floor and ample bespoke storage on ground and first floor, and easy-access boarded loft
- 22ft open plan kitchen dining room with bifold doors opening on to the rear garden
- Contemporary fitted kitchen with silestone worktops and integrated appliances include a built-in fridge freezer, washing machine, dishwasher, microwave, induction hob, slide and hide oven, steam oven, warming drawer and wine fridge.
- Well-proportioned sitting room with bespoke TV/media unit and bookshelves; a door opens on to the large balcony
- Useful home office/study with window seat and bespoke cabinetry; the property has fast broadband with the UFO cable reaching Mill Lane.
- High specification bathroom and shower room with modern fixtures and fittings
- Principal bedroom with dressing area incorporating fitted wardrobes
- Highly convenient location, just a stroll from the City walls

Outside

The house is set back from the road behind a formal paved garden bounded by a low brick wall with railings. At the rear, the garden is designed as an extension to the ground floor living space and is landscaped for easy maintenance, walled on two sides. It is fully paved with raised beds planted with perennial shrubs and designed for sitting out/al fresco dining. At the rear of the garden is the store and private garage (with power and light including electric vehicle charger), accessed from a back lane off John Street.

Environs

York Minster 1 mile, Vangarde Shopping Park/John Lewis 1½ miles, Waitrose 0.8 mile, Leeds 26 miles. (Distances approximate) Local amenities including a park and shops.

Heworth Parade on Mill Lane lies north east of York city centre, and less than a mile from Waitrose, between the city centre and Heworth Village. The village is well regarded with its primary school, independent shops, cafes, pubs and businesses as well as neighbourhood park, stray and tennis club. The Medieval city walls are within comfortable reach on foot as is York Railway Station (1.3 miles) offering mainline travel to London in under two hours. The outer ring road/A64/A1237 connects to the A1M, Leeds, York and Scarborough and lies some three miles to the north.

General

Services: All mains services. Gas fired central heating.

Fixtures & fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority: City of York council 01904 551550

Directions: The property can be found on Mill Lane just off Heworth Green/A1036, on the left-hand side coming from the north. No. 3 is clearly identified above the front door.





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