



WISHART
ESTATE AGENTS

44 Heworth Road
York
YO31 0AD

£275,000

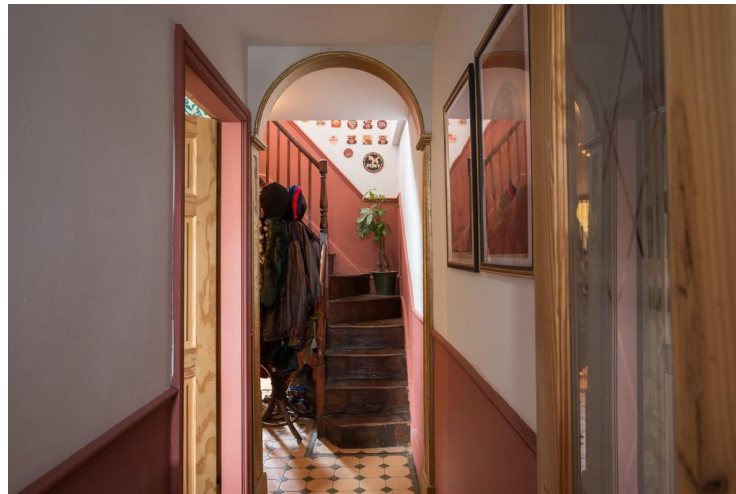
- Charming period property
- Deceptively spacious
- South-facing rear garden with storage
- Restored period features
- Lounge, dining room & sunroom
- Potential to extend (subject to planning)
- Walking distance of city centre
- Sought-after area



Dating back to 1823 and having had many of its original features restored by the current owners, this period property is bursting with character and would suit those looking for a property with a difference, all within walking distance of the city centre.

What really sets this charming property aside is not only the surprising accommodation hidden by the terrace façade, but also the cottage style, mature garden with patio and outside storage. The eclectic style of the property is perfectly enhanced by the current owner's personal choice of interior design, while also offering flexible accommodation which could work for a variety of different buyers and has the potential to be extended, subject to planning.

Approached via a wrought iron gate leading to the fore-courted frontage, a timber front entrance door



leads into the entrance vestibule and through to the hallway where the period features are immediately apparent.

Laid with a tiled floor and dado rail to the walls, the current owners have restored the hallway arch and cornice leading through to the inner hallway and original timber staircase, with gold gilded paint.

The lounge is beautifully decorated to complement the age of the property with feature wallpaper and gold gilded plaster coving. A traditional, cast iron fireplace is situated on a tiled hearth with a gold, timber mantle over. Timber floorboards are a neutral and practical choice and a timber, sash window is located to the front aspect.

From the inner hall, the rear reception room,



currently used as a home office/studio offers ample space for a variety of furniture and features a cast iron and decoratively tiled gas fireplace, again set on a tiled hearth with a timber mantle over. Parquet effect laminate is fitted to the floor and a timber window looks to the rear aspect and into the sunroom.

The newly replaced bathroom is situated off the rear reception room and is fitted with a white, three-piece suite comprising; a panelled bath with shower over, a pedestal hand basin and a low level WC. Fixtures and fittings in brass with gold edging to the tiling, compliment the age and style of the property, while art deco-inspired black tiling to the floor makes for a practical choice. Two opaque windows are situated to the side aspect, allowing for a bright and airy bathroom.

The kitchen is located to the rear of the property and is fitted with a range of Pistachio green base units with contrasting work tops over. Retro-style, tiled splash backs and open shelving to the walls lend a vintage feel to the kitchen, further enhanced by the Belfast sink and cream, range-style cooker. Space is provided for a freestanding fridge freezer and a large window overlooks the rear garden.

From the kitchen, a modest sunroom also acts as a rear porch and is perfectly positioned to catch the sun all day from the southern aspect. As with the kitchen, oak flooring is fitted and timber, glazed French doors lead out onto the rear patio.

The beautiful, original timber staircase leads and bends to the first-floor landing with a window to the rear aspect, bringing in plenty of light. Space is

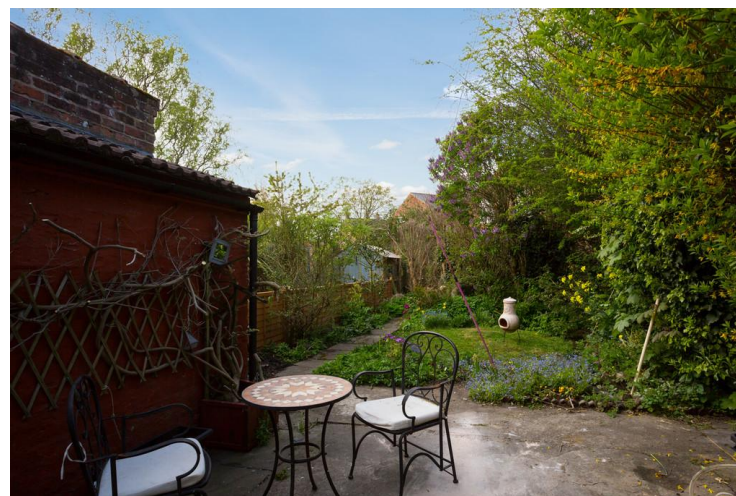
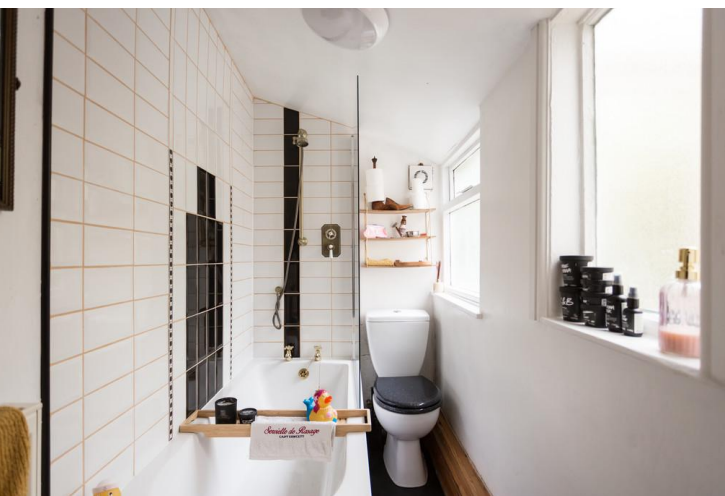
provided for a freestanding linen storage or dresser. Bedroom one is a large double, located to the front of the property with a cast iron fireplace and timber mantle standing as a central feature. This is complemented by the timber floorboards, painted coving and ornate wallpapered ceiling. A freestanding cupboard is fitted within one of the alcoves and a timber, sash window overlooks the front aspect.

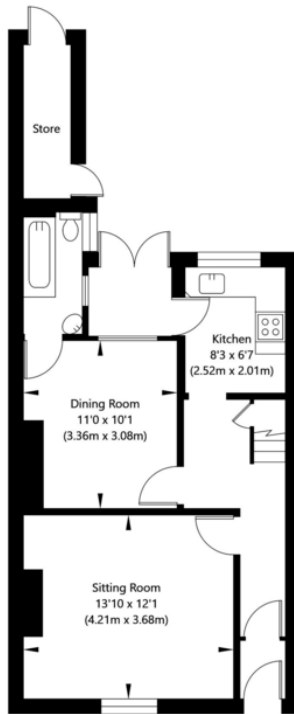
Bedroom two is a good-sized bedroom to the rear of the property with a newly fitted Upvc window to the rear aspect and two fitted wall units.

Externally, the property benefits from being set back from the roadside with a low-maintenance fore-courted front. To the rear of the property, the surprisingly spacious, lawned garden is bursting with character and offers a paved patio seating area from

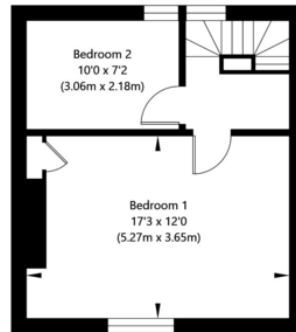
the French doors. Two brick-built stores offer external storage with power and one with plumbing, making an ideal utility store.

Access is provided across the rear of next door's garden, leading to a footpath which brings you out to Heworth Place, where on street parking can be found. The access is also provided for ease of bin collection.





Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 502 SQ FT / 46.66 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 338 SQ FT / 31.41 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 840 SQ FT / 78.07 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

Leaving the city centre on Monkgate, continue over the roundabout onto Heworth Green/ A1036. At the next roundabout take the third exit onto Heworth Road and the property can be found on your right hand side, identifiable by our For Sale board. If you take the right hand turn onto Heworth Place, parking can be found on this street for the use of the property.

[Click to access 44 Heworth Road Energy Performance Certificate](#)

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