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# Hempland Avenue, York

## Offers Over £600,000

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Located in one of Heworth's most desirable residential areas, this substantial semi-detached home offers generous and versatile accommodation within easy reach of York city centre. Hemplands Avenue is well regarded for its wide, tree-lined streets, strong community feel and convenient access to local amenities, making it a consistently popular choice for families.

The area is served by several well-regarded schools, including Hempland Primary and Archbishop Holgate's, adding to its long-standing appeal. Nearby shops, cafés and independent businesses provide everyday convenience, while Monk Stray and surrounding green spaces offer good options for walking and outdoor recreation.

The ground floor features a large kitchen/diner at the centre of the home, supported by a separate dining room and a well-proportioned living room. A further reception area, downstairs W.C. and an integral garage add useful flexibility.

Upstairs, the principal bedroom spans the depth of the house and includes an en-suite and dressing room. Three additional bedrooms and a modern family bathroom complete the first floor.

Outside, the property benefits from a private rear garden and driveway parking, with scope to personalise or extend (subject to consents).

Homes of this size in such a well-connected, family-friendly location are rarely available on Hemplands Avenue.

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026  
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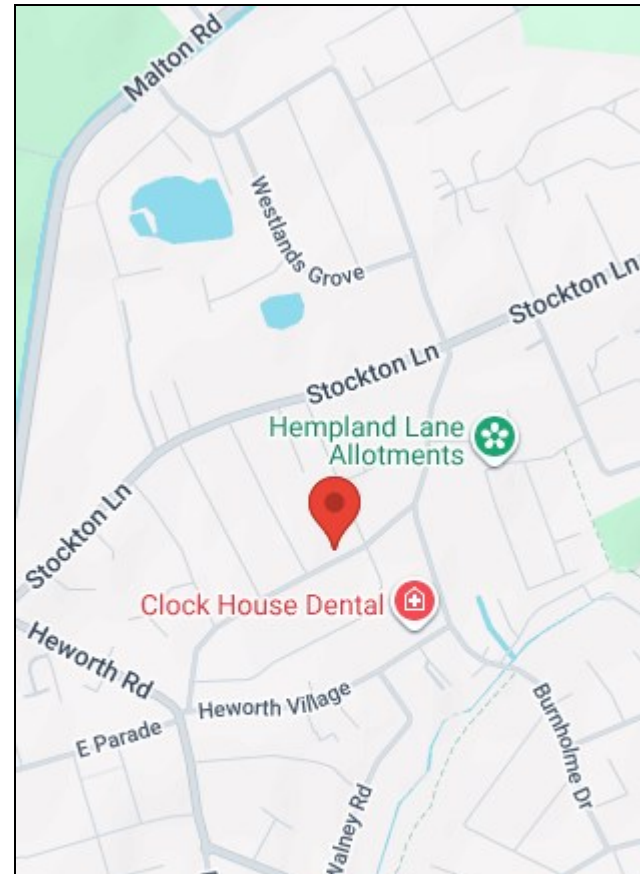
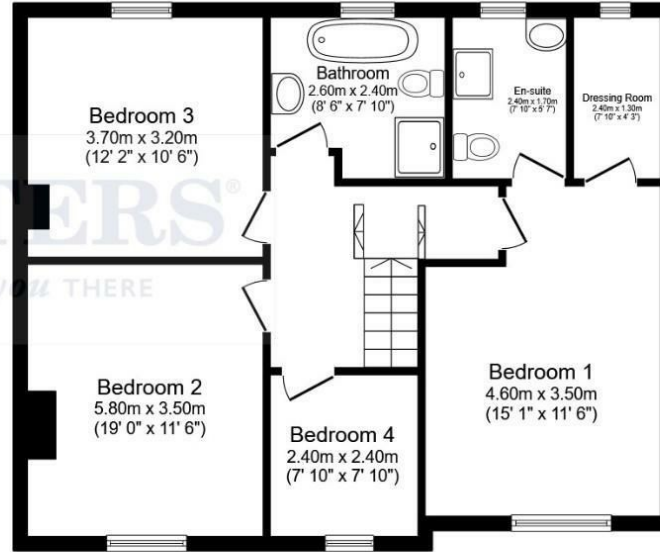
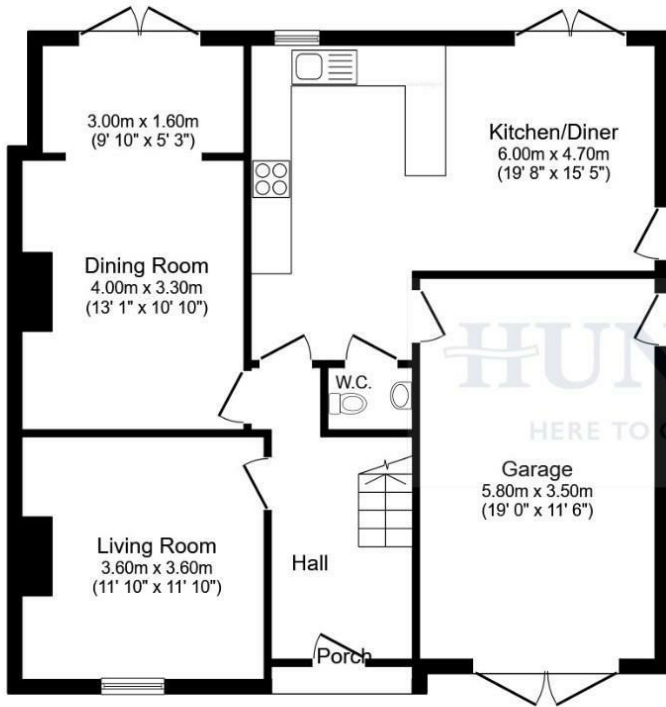
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## KEY FEATURES

- Prime Hemplands Avenue Position
- Excellent School Catchment And Local Amenities
- Large Kitchen Diner Built For Modern Family Living
  - Two Further Reception Rooms
- Principal Suite With En-Suite And Dressing Room
  - Integral Garage
  - No Onward Chain
  - Council Tax Band C







Total floor area 158.1 sq.m. (1,702 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating	
Current	Potential
69	75
<small>Very energy efficient - lower running costs</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
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