

ROSE VILLA

MAIN STREET, HESLINGTON, YO10 5EA



Distances (all approximate): City Centre 3 miles, A64 2 miles

A BEAUTIFUL FAMILY HOME IN A HIGHLY DESIRABLE PART OF YORK

ACCOMMODATION AND AMENITIES

Entrance Hall, Sitting Room,
Drawing Room, Living Kitchen,
Utility, Wet room, Office

Principal Bedroom with en-suite,
three double bedrooms, house
bathroom

Two further double bedrooms
with bathroom

Gardens to the front and rear.
Private parking



INTRODUCTION

Rose Villa is a charming detached house that has a prominent position in the centre of Heslington, which is regarded as one of York's most favoured areas to live in. The accommodation is all beautifully presented and arranged over three floors. Downstairs the hub of the house is the breakfast kitchen and sitting/dining room just off it, along with two well-proportioned reception rooms. On the first floor there is a large master suite and three double bedrooms, with the second floor providing useful additional bedrooms.

Outside, the gardens are not huge but provide perfect entertaining areas as well as ample private parking.





ENVIRONS

Heslington is an extremely popular area of York and sits within the outer ring road. It is often thought of as the village in the town. There is an eclectic mix of shops, pubs, post office and even a bank.

Schooling in the area is good with the property being within the catchment area for Fulford.

Fulford Golf Club is about a mile away and the shopping centre of Macarthur Glen is 3 miles away.

ADDITIONAL INFORMATION

Services

We are advised that the property has mains water, drainage, gas and electric. The central heating is gas fired

Local Authority

City of York Council, West Offices, Station Rise,
ork YO1 6GA
www.york.gov.uk

Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

Directions

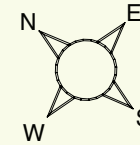
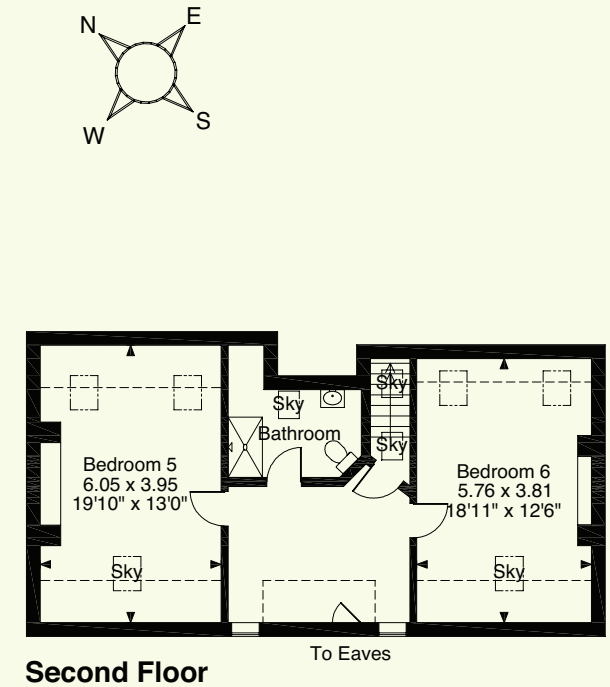
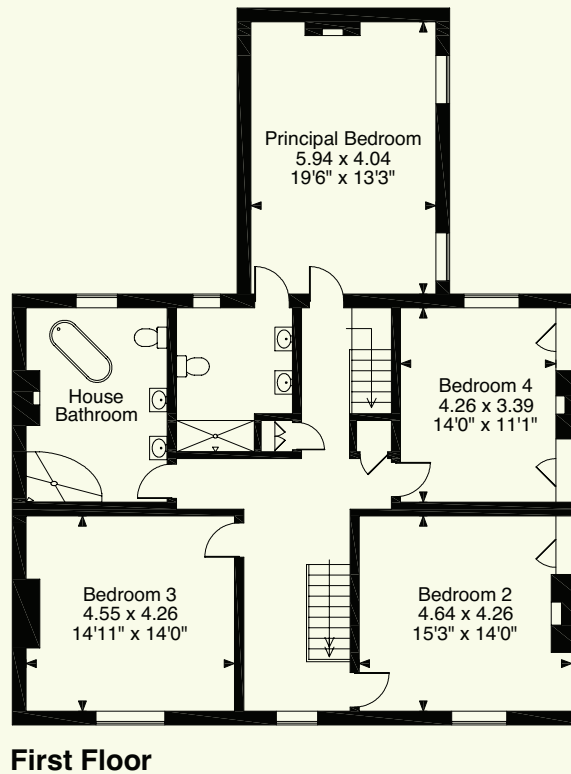
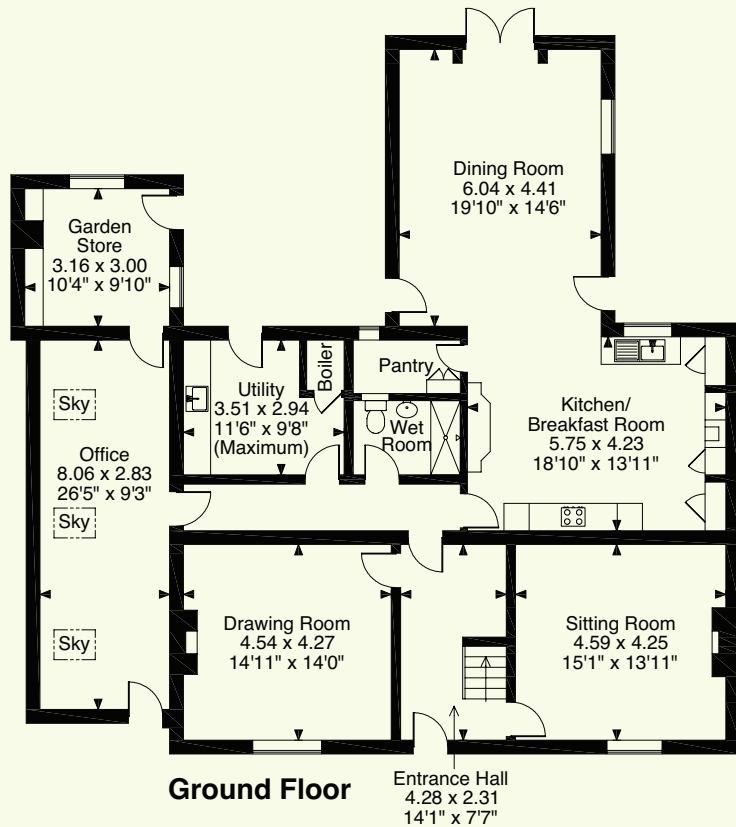
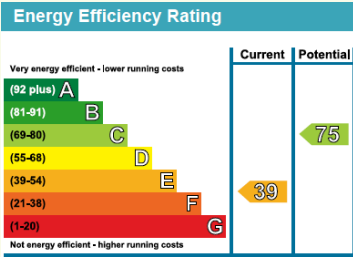
Rose Villa is situated in the centre of Heslington and can be identified by the Croft Residential for sale board.

Post code for Sat Nav - YO10 5EA









Viewing Arrangements Strictly through the selling agents:

Croft Residential, Pavilion 2000, Amy Johnson Way, York YO30 4XT **Tel:** 01904 238 222 **Email:** toby@croftresidential.co.uk **www.croftresidential.co.uk**

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