



**HEWORTH PARADE, MILL LANE, YORK**  
'Offers Over' £525,000

**Carter Jonas**



# MILL LANE, YORK, YO31

## MODERN THREE BEDROOM END OF TERRACE TOWNHOUSE LOCATED JUST A SHORT WALK FROM THE CITY CENTRE

Modern three bedroom end of terrace townhouse in the desirable area of Heworth

Heworth Parade is a modern, energy-efficient townhouse built in 2015. This three-bedroom home features whole-house heat recovery, superior insulation, rainwater harvesting, and solar panels, achieving an impressive EPC rating of B.

The welcoming entrance hall leads to an open-plan kitchen, dining, and living area with wooden flooring, contemporary fitted units, and an island with integrated appliances. Bi-fold doors open to a walled courtyard garden, perfect for entertaining. The ground floor also includes a versatile office/bedroom 4 with a bay window and a convenient WC.

The first floor boasts a generous living room with balcony, and a double bedroom with a modern ensuite shower room. The second floor offers two additional sizeable bedrooms and a contemporary shower room.

The property includes a forecourt, a private walled courtyard, and a car port with an electric door and access to a secure gated communal area.

Location Situated less than half a mile from York's historic city walls, 8 Heworth Parade offers easy access to the city centre and local shops, including a greengrocer, deli, post office, chemist, and more.

Nearby Monks Cross and Vanquard provide extensive amenities.



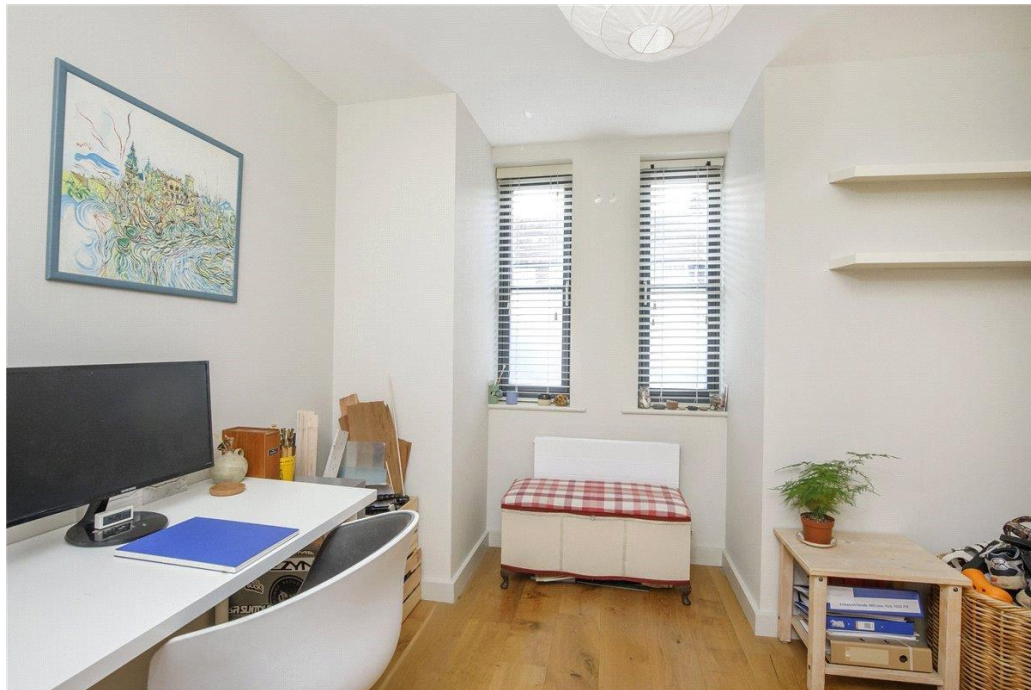
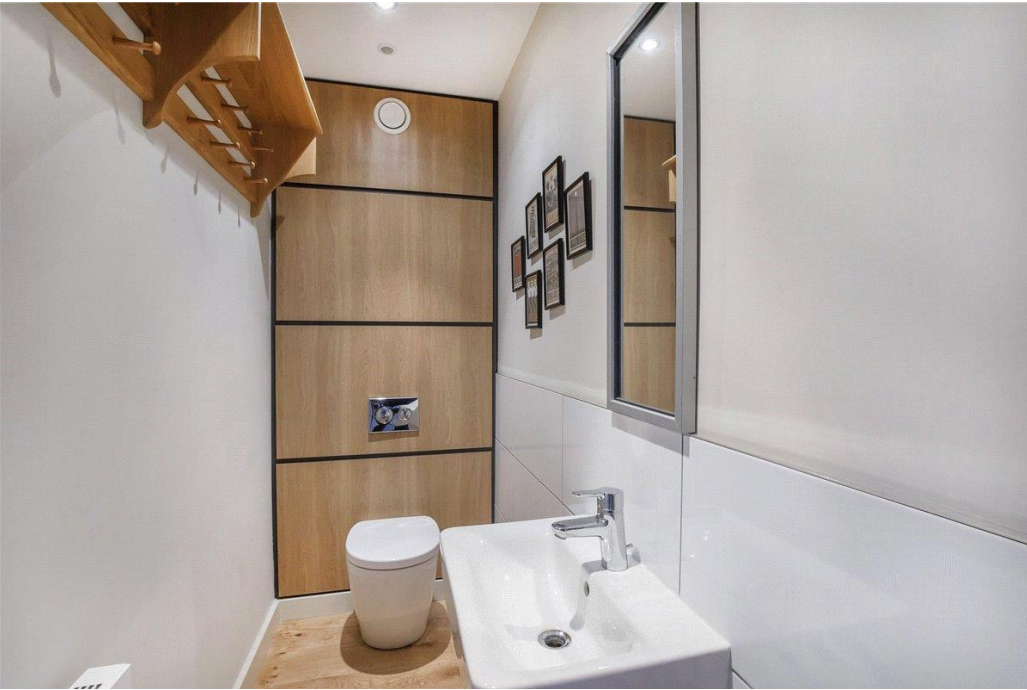
**TENURE** Freehold

**LOCAL AUTHORITY** City of York Council

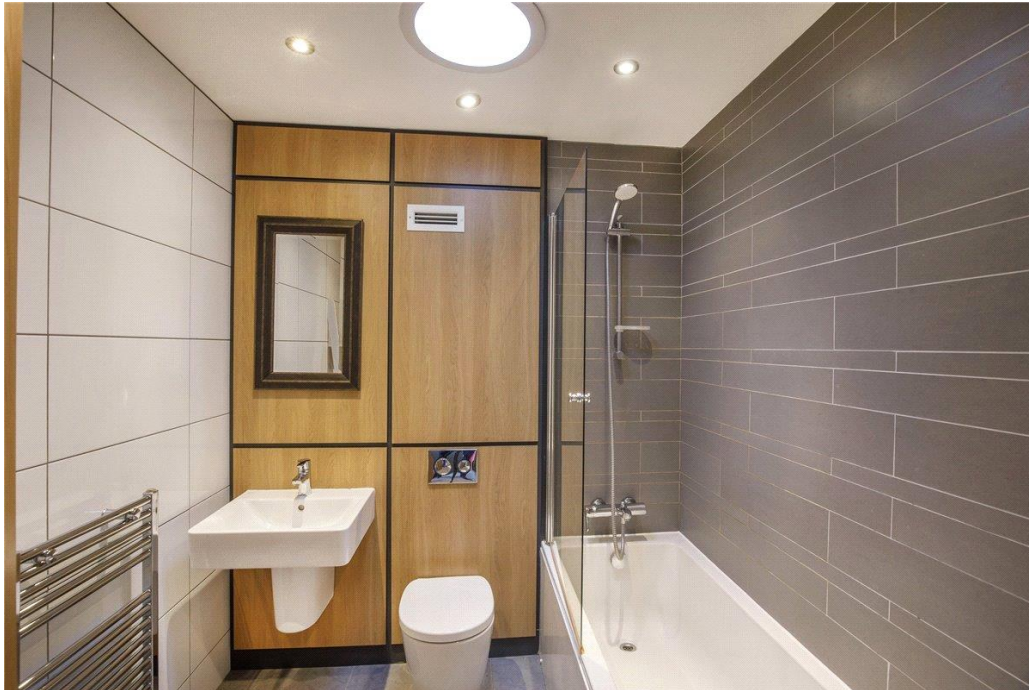
**EPC BAND** B





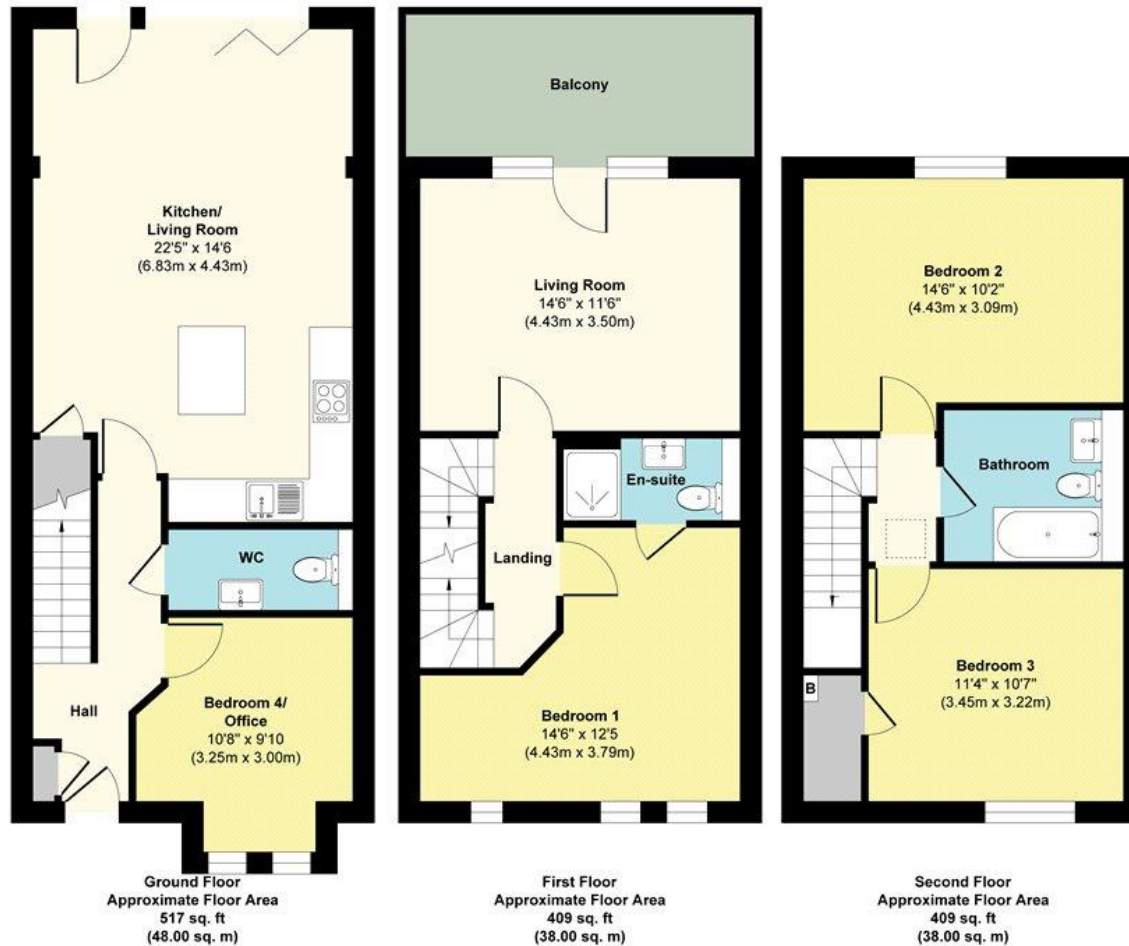








## 8 Heworth Parade, York



**Approx. Gross Internal Floor Area 1335 sq. ft / 124.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	89	89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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