



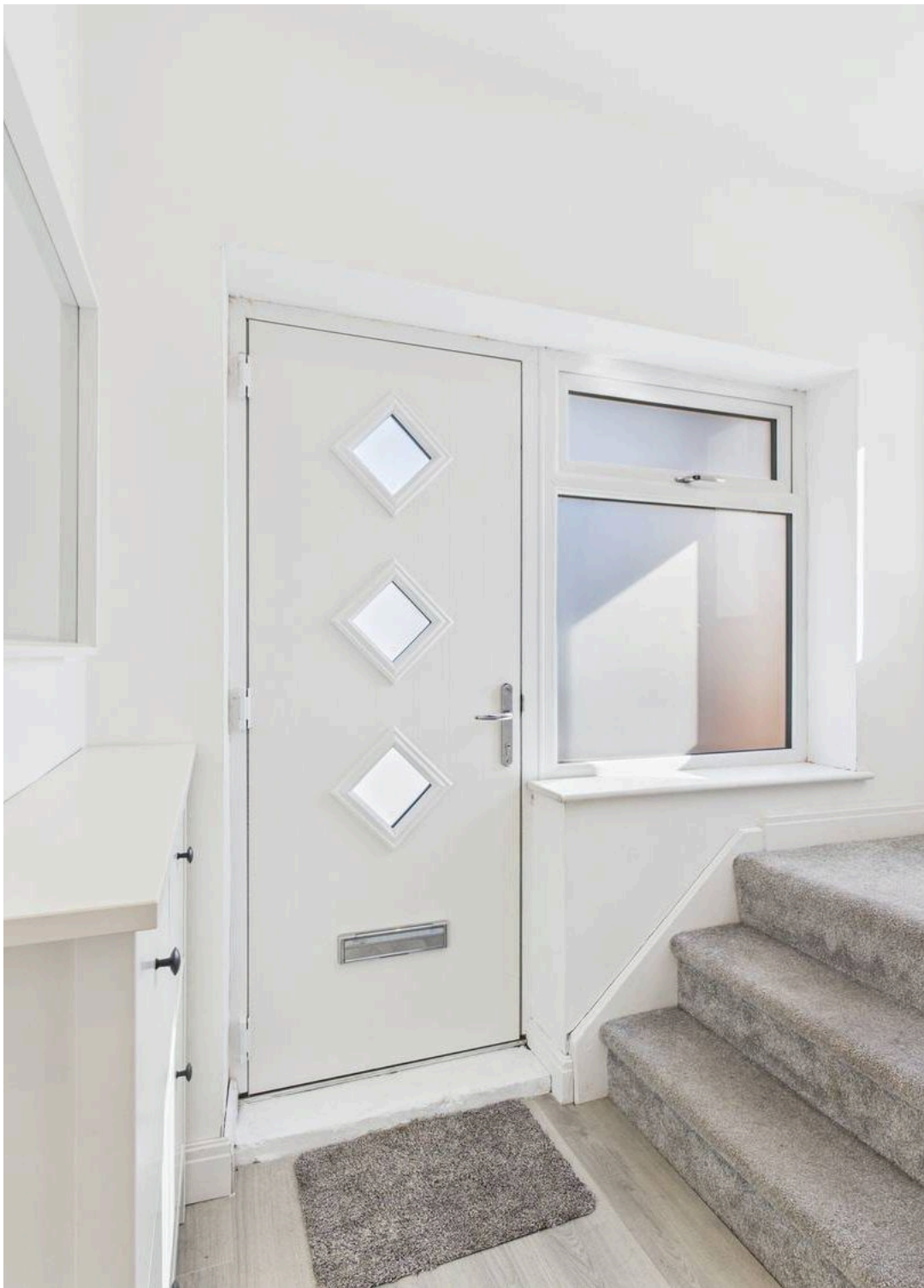
Westfield Place, York, YO24 3HN
£280,000



Westfield Place

York, YO24 3HN

- Attractive Three Bed End Terraced House
 - Completely Modernised Throughout
 - Located Within Easy Reach Of Acomb Village
 - North/West Corner Plot
 - Driveway Parking for Multiple Vehicles
 - 82 Sq. M/ 888 Sq. Ft.
 - Brick Built Construction
 - Freehold
 - Internet: FTTC/ Mobile 5G
 - EPC Rating 'C' (70)
 - Council Tax Band 'B'
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- Boiler installed 2021. Heating can be controlled using the APP.
 - Replacement windows and door 2021
 - Kitchen replaced 2021
 - Bathroom replaced 2021
 - In 2021 two internal walls were removed and steel lintels were installed. Building regulation approval was granted.



Welcome to Westfield Place. A well presented and recently modernised three bed end terraced house located in this most popular area of York and within walking distance of Acomb Village.

The current occupiers have modernised the property since purchasing in 2020 including replacing the kitchen and turning the space into a dining kitchen, bathroom, creating a downstairs toilet and utility space, re-wiring, new boiler in 2021 and ensuring the rear garden is secure for toddlers and pets!

Walking through the front door and into the light and bright hall way you turn right into the lounge with electric feature fire, bow window alcove perfect for storage or a bookcase.

The modern dining kitchen features striking dark blue kitchen and marble effect worksurfaces. Integrated appliances include cooking facilities (ceramic hob and oven) and fridge/freezer windows to the side elevation and rear ensure the kitchen is bathed in natural light. The dining space is large enough for a family sized table and there are French doors out to the rear garden.

The space under the stairs has been cleverly utilised to create a ground floor w.c/utility room combined with space for washing machine and dryer. The boiler is also accessed in this space.

Upstairs the bedrooms are accessed from the landing with feature window out across the field behind the property. The main bedroom with window to the rear of the property is plenty big enough for double bed and wardrobes, the second bedroom overlooking the front elevation is also a double, the third bedroom would make a great child's bedroom or office.

The modern bathroom comprises shower over bath, wash basin and toilet.

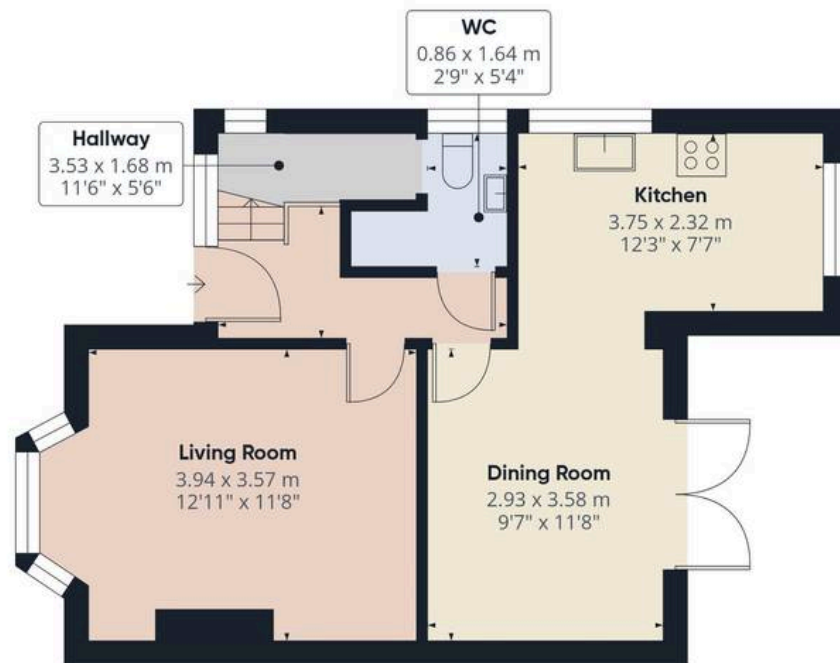
Outside to the rear of the property is a large North West facing garden mainly laid to lawn with a useful outhouse for storage. The current vendors have fenced the garden off to the left hand side with gate to ensure security.

To the front the gravel driveway provides parking for multiple vehicles with potential for further garden/parking utilising the rest of this corner plot!

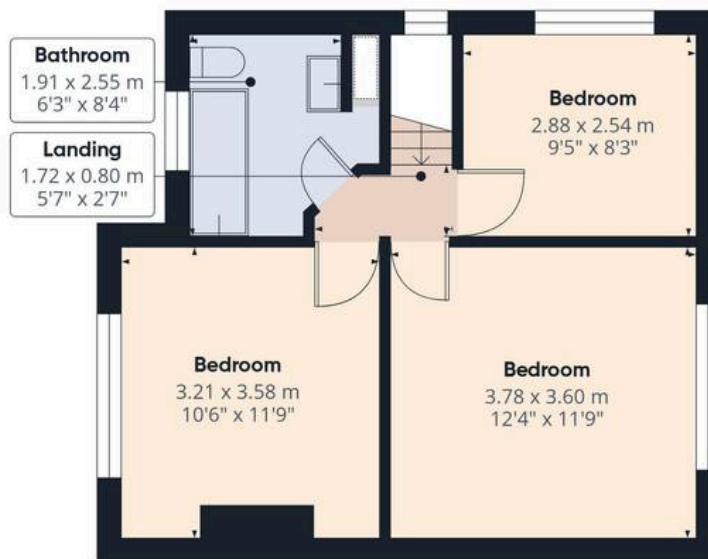
We are certain this will be a popular property so early inspection recommended.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

82.4 m²

888 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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