

Wetherby Road, York, YO26 5BY

- GENEROUS GARDEN
- TWO RECEPTION ROOMS
- CONSERVATORY
- VIEWS OVER OPEN FIELDS
- GARAGE

£350,000



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DESCRIPTION

A three bedroom, semi detached home, in a popular residential location with a large rear garden and open views over fields to the front.

Upon entering the property itself you have a spacious entrance hall with stairs leading to the first floor. There is a reception room to the front, currently used as a dining room, with a large bay window to the front elevation allowing in plenty of light as well as a feature fireplace.

To the rear of the property you have a further reception room, again with fireplace and double doors leading through to the conservatory at the rear.

The kitchen features a range of base and wall units, windows to two elevations and space and plumbing for free standing white goods.

To the first floor you have three bedrooms, two of which have fitted wardrobes. The family bathroom completes the internal accommodation with sink, W.C, bath and walk in shower cubicle.

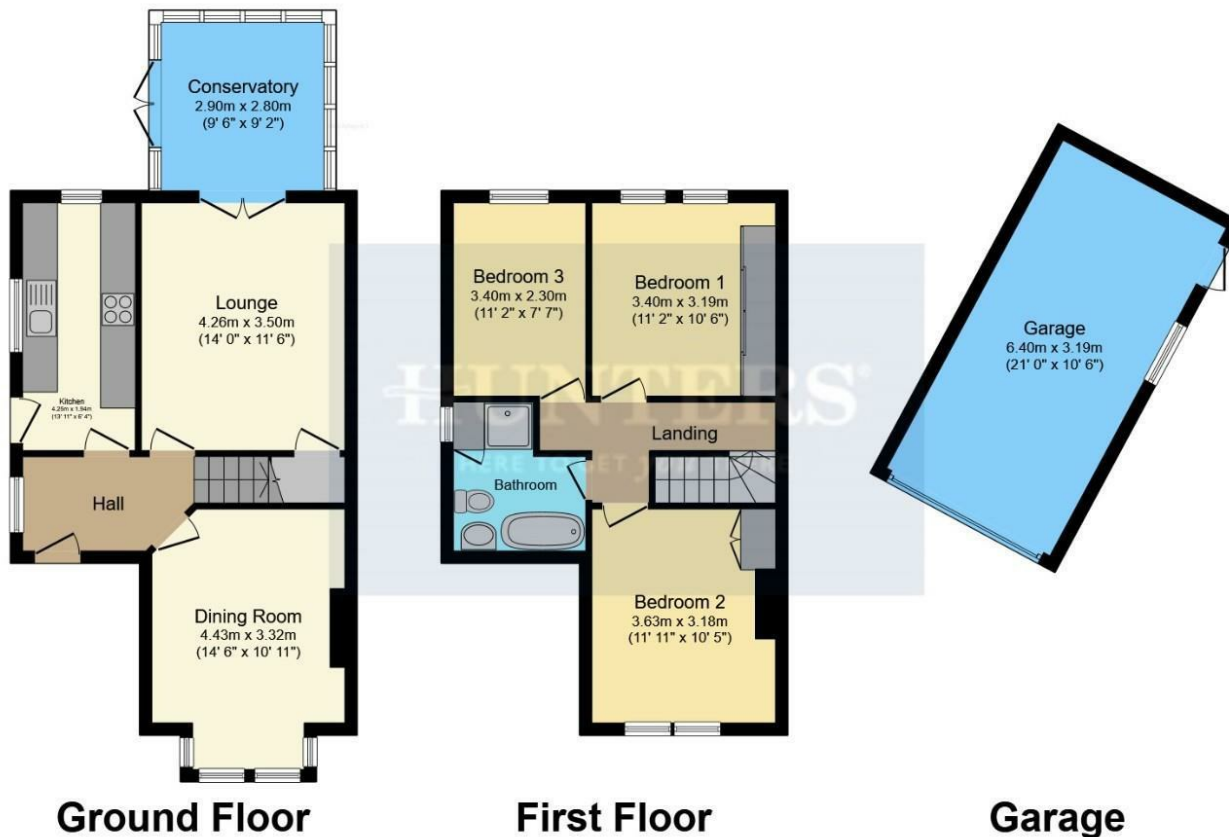
Externally the property has a driveway to the front of the property, gated access to the side leads to the detached garage and the generous, private lawned garden with decked seating area.

Wetherby Road is a sought after residential street to the west of York. It offers convenient access to local amenities as well as being just a short distance from York's ring road.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 116.1 m² (1,250 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

Viewings

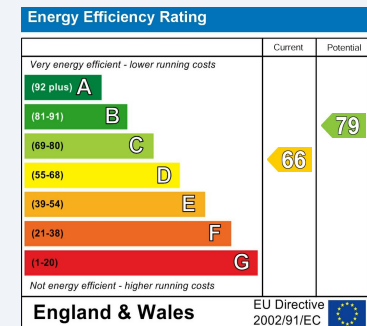
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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