



## Woodhouse Grove, York, YO31 0PS

- CUL DE SAC LOCATION
- TWO DOUBLE BEDROOMS
- GARAGE
- NO ONWARD CHAIN
- FRONT AND REAR GARDENS

**£245,000**





# Woodhouse Grove, York, YO31 0PS

## DESCRIPTION

A well maintained, two bedroom semi detached home situated on a cul-de-sac in a popular residential area on the east side of York.

Upon entering the property you have an entrance hall with stairs leading to the first floor. there is a bright and airy lounge with bay window to the front elevation and a fireplace creating a focal point to the room.

The kitchen diner is found to the rear of the property and features a range of units with sink, space and plumbing for free standing appliances and space for a table and chairs. There is an external door leading out to the side of the property and a useful understairs storage cupboard.

To the first floor you have two bedrooms, each with fitted storage and the main with a bay window to the front elevation. The shower room completes the internal accommodation with sink, W.C and walk in shower cubicle.

Externally the property has a gated driveway and lawned front garden. There is a detached garage to the side of the property and a passage leads to the rear garden, mainly laid to lawn with a variety of planted borders.

The property would benefit from a degree of modernisation and has potential for extension (subject to necessary permissions) making it a fantastic opportunity for somebody to create their ideal family home.

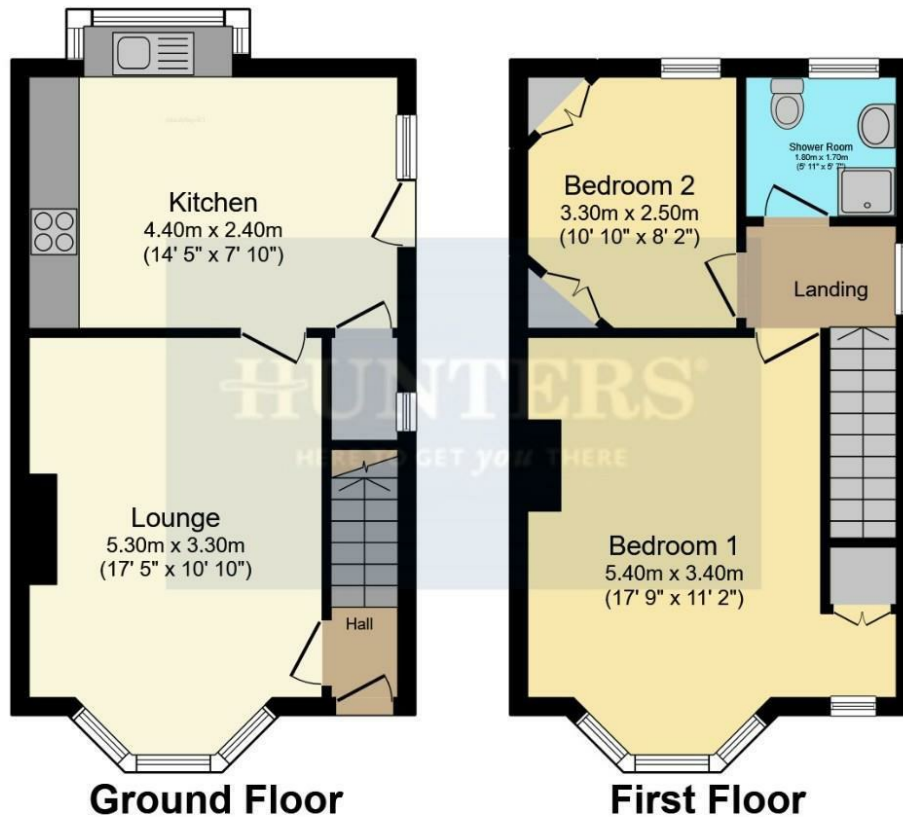
Offered for sale with no onward chain, viewing of this property is highly recommended to truly appreciate all it has to offer.











Total floor area 68.5 m<sup>2</sup> (737 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)

### Viewings

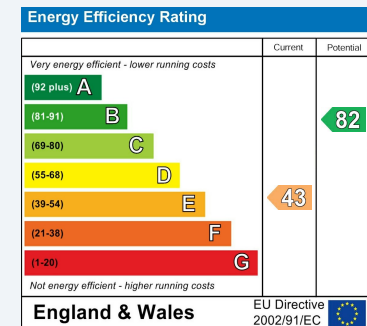
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.