



Whernside Avenue, , York, YO31 0PT

- BEAUTIFULLY PRESENTED
- DRIVEWAY
- COUNCIL TAX BAND C
- MODERN KITCHEN AND BATHROOM
- KITCHEN DINER
- EPC RATING C

£315,000



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DESCRIPTION

A beautifully presented, recently modernised, three bedroom semi detached home in a popular residential location to the east of York. Upon entering the property you have an entrance hall with stairs leading to the first floor, as well as a useful storage cupboard.

The lounge is found to the front of the property with a bay window filling the room with natural light.

To the rear you have the modern kitchen diner with a range of base and wall units and integrated appliances. There is space for a dining table and chairs plus seating area and an external door leads out to the garden.

To the first floor you have two double bedrooms and a further single, the modern family bathroom completes the internal accommodation with its sink, W.C and bath with shower over.

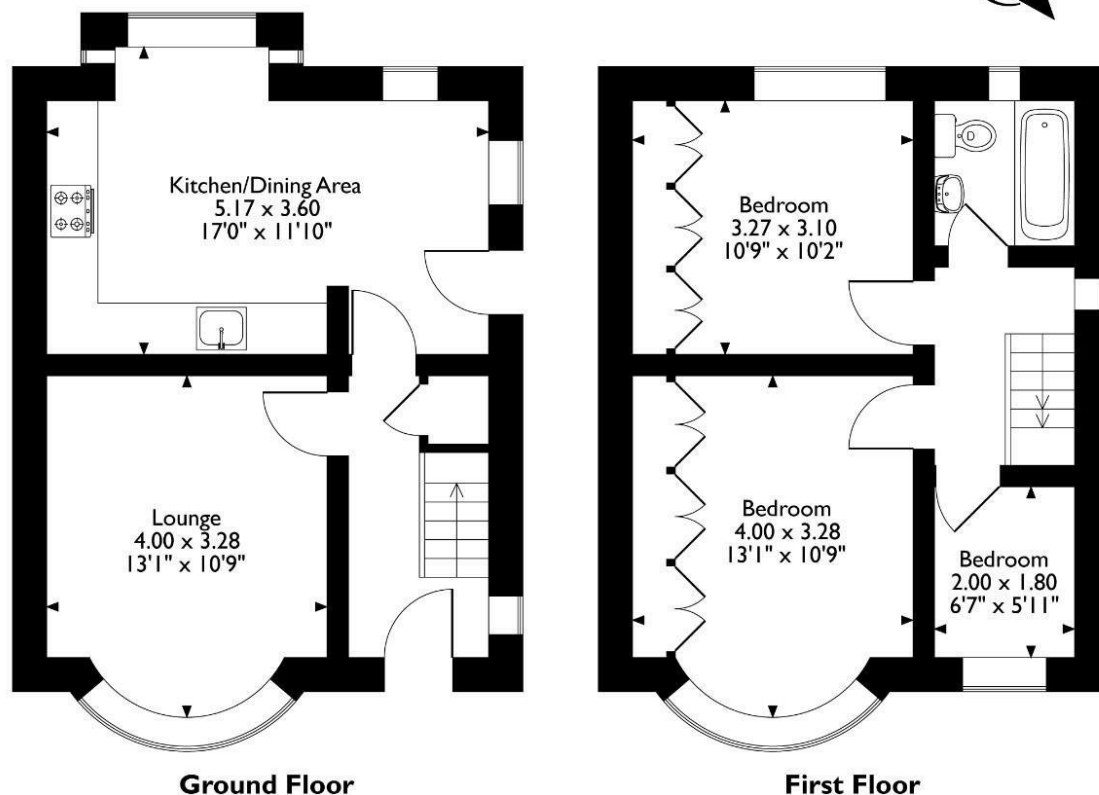
Externally the property has a gravelled driveway to the front providing off street parking for two cars. Gated side access leads to the lawned rear garden with patio seating area.

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





46 Whernside Avenue, York
Approximate Gross Internal Area
71 Sq M/765 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

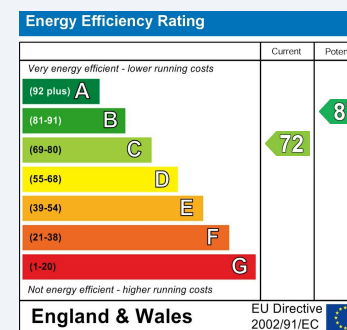
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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