



Alwyne Grove, York £450,000

A significantly extended traditional semi detached home in this highly sought-after location with a substantial garden to rear. The property offers quick and easy access to the City Centre, Railway Station and outer ring road.



The property is accessed via a uPVC door leading into the central hallway which benefits from good amounts of storage.

The property has two generously sized reception rooms. The dining room is located towards the front of the property and has a large bay window allowing light to flow into the room. The sitting room is located towards the rear of the property and enjoys pleasant views of the garden.



The kitchen has base storage units and laminate preparation surfaces which incorporate a 1 1/2 stainless steel sink with drying area. There is an integrated 4 ring gas hob, oven and dishwasher as well as a useful understairs storage cupboard.

Through the kitchen is the utility room which has an additional sink and space for washing provisions. There is also a rear access door and a convenient WC.



To the first floor are five well-proportioned bedrooms each with fitted storage storage/wardrobes with bedroom two also having its own wash hand basin.

The house bathroom has part tiled walls and has a bathtub with shower over and wash hand basin. There is also a separate WC.



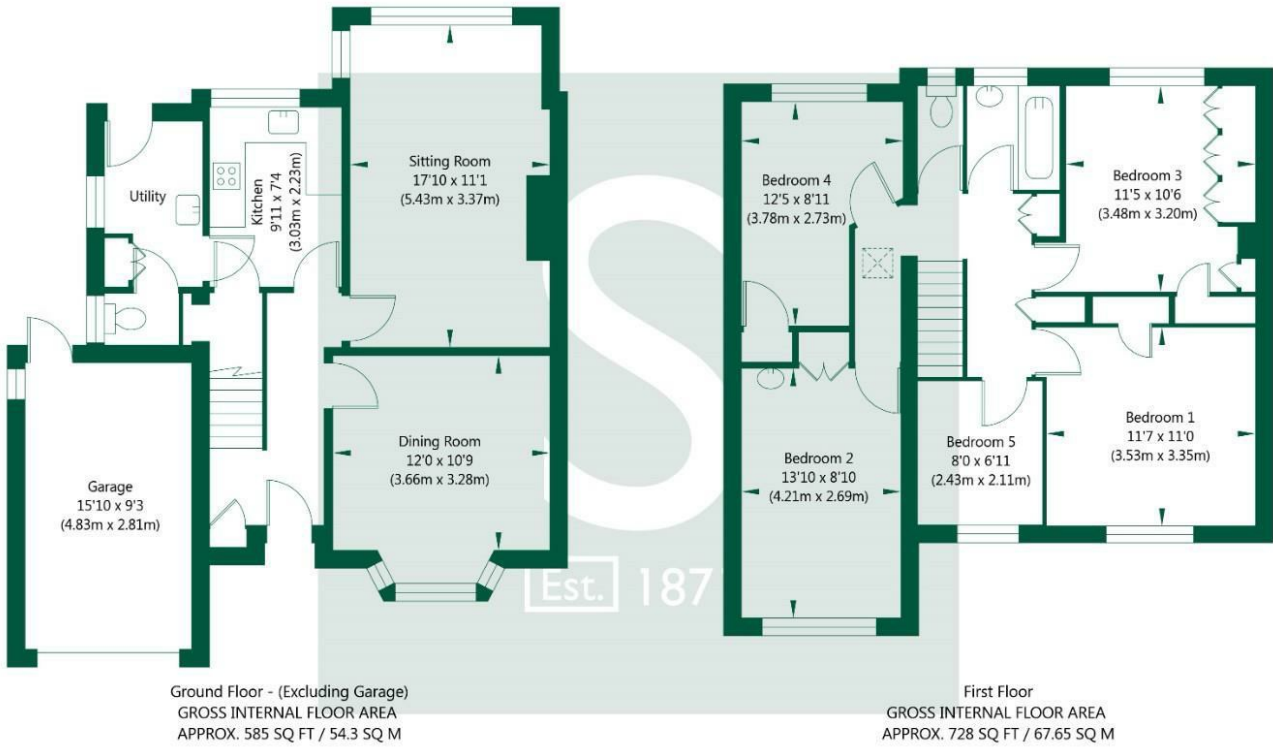
To the outside the property sits on a substantial plot with front and rear gardens. The rear garden has been well maintained and is predominately laid to lawn with established borders and flowerbeds. There is also a timber shed for storage.

To the front of the property is ample off street parking and access to the integral garage.

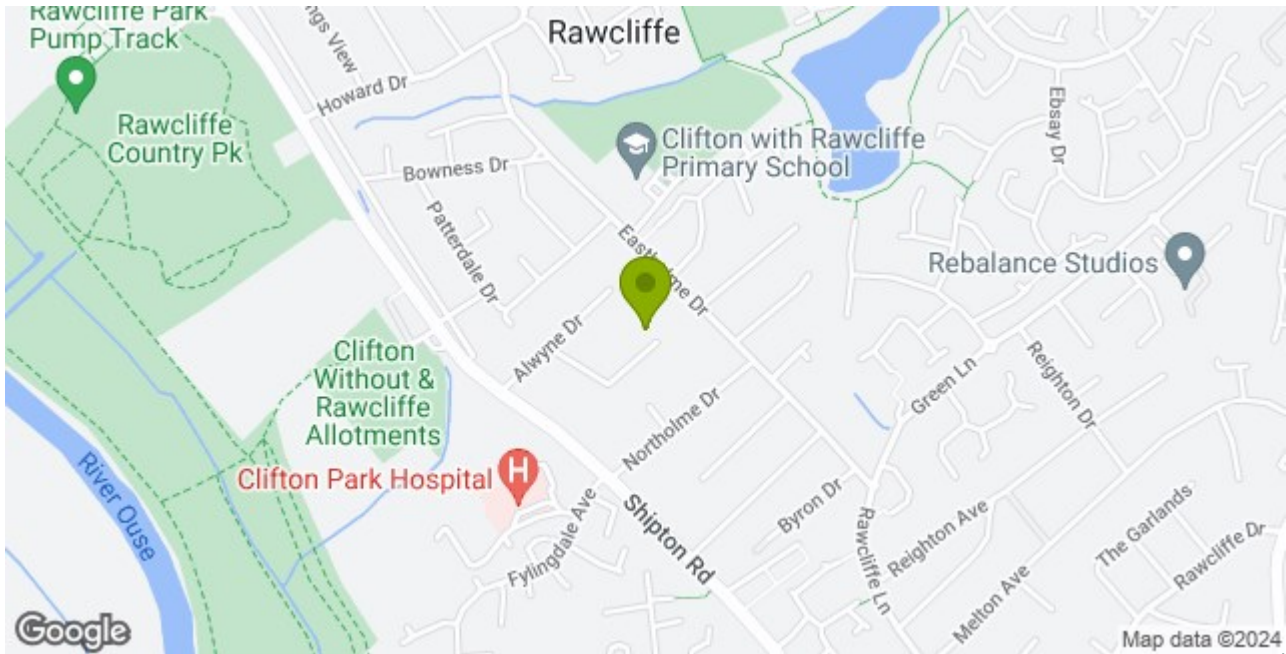
It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



Alwyne Grove, York, YO30 5RT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1313 SQ FT / 121.95 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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