



FOR SALE

QUANTUM
SALES & LETTINGS

01904 631631

30 Wheatlands Grove
York YO26 5NG

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Guide Price £255,000

A charming property that could be your next home sweet home! This delightful semi-detached house has been in the family since before 1946 and has been well maintained throughout.

One of many standout features of the property is the head of the cul-de-sac position and the potential the property has to offer. With a spacious layout throughout the property offers; lounge, large kitchen and cloakroom to the ground floor, two bedrooms and first floor shower room. With large rear garden with mature hedging, detached garage and driveway, offering off street parking.

Situated off Beckfield Lane, the property is close to many local amenities and has good access links to the city and further.

Call now for a viewing - 01904 631631.

EPC TBC
Council Tax Band B

Entrance Hall

UPVC window. UPVC part glazed door, Radiator. Stairs to the first floor. Door to living room.

Living Room

15'2 x 12'9 max (4.62m x 3.89m max)

UPVC window. Radiator. Gas fire with surround and hearth. Door to rear lobby.

Rear lobby

UPVC part glazed door. UPVC window. Storage cupboard, housing meters and fuse box. Door to cloakroom.

Cloakroom

Fitted with a toilet. Opaque UPVC window. Door to kitchen.

Kitchen

13'6 x 12'9 (4.11m x 3.89m)

Fitted with wall and base units fitted with coordinating worktops. Sink and drainer unit. Space and plumbing for washing machine. Space for free standing cooker. Space for under counter fridge. UPVC window. UPVC sliding patio doors leading into the garden. Radiator.

Stairs to first floor landing.

Loft hatch. UPVC window.





Bedroom One

13'4" x 10'10" (4.06m x 3.30m)

UPVC window. Radiator. Storage cupboard housing boiler. Fitted cupboards.

Bedroom Two

9'11" x 9'3" (3.02m x 2.82m)

UPVC window. Radiator. Built in wardrobes.

Shower Room

5'11" x 5'9" (1.82 x 1.77)

Fitted with a three piece suite comprising; shower cubicle wash hand basin and toilet. Opaque UPVC window. Heated towel radiator.



Outside

To the front of the property is a lovely lawned garden with low level planting boarders and fence. There is a long driveway leading to the detached garage and rear garden.

The rear garden is a great size, mainly laid to lawn with established hedging offering privacy, with some low level planting boarders and fence. The paved patio area has low steps and grab rail, plus an electric awning.

Garage

Laid on with power and light. Electric door.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B. The Local Authority is the City of York Council.

The property Electricity Supplier is Northern Power Grid.

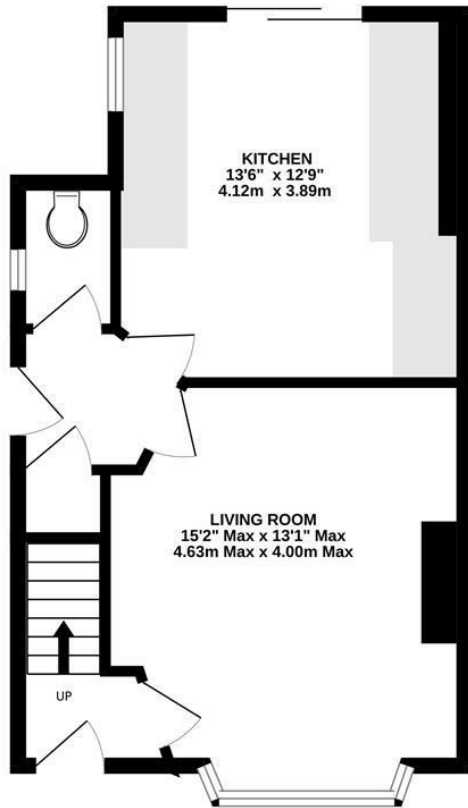
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

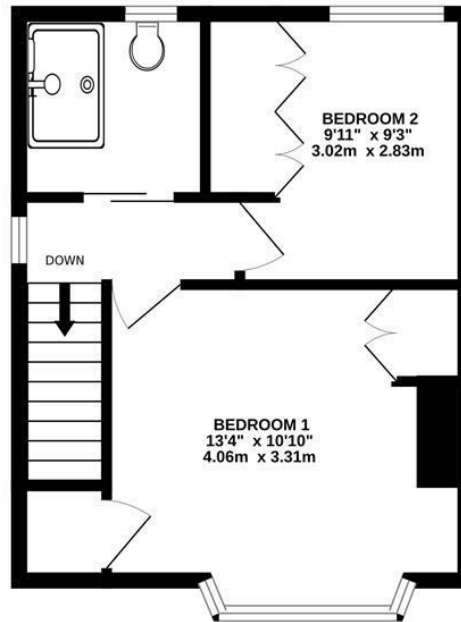
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

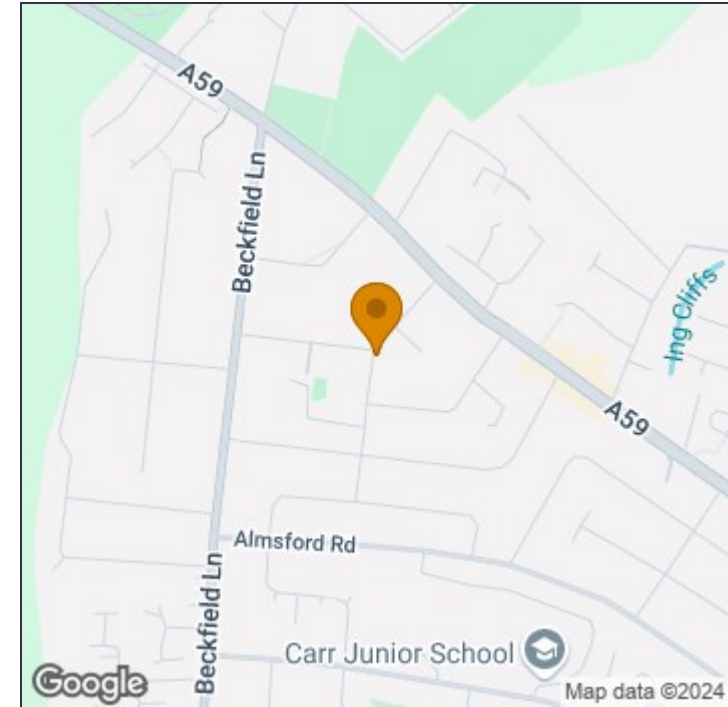


1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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