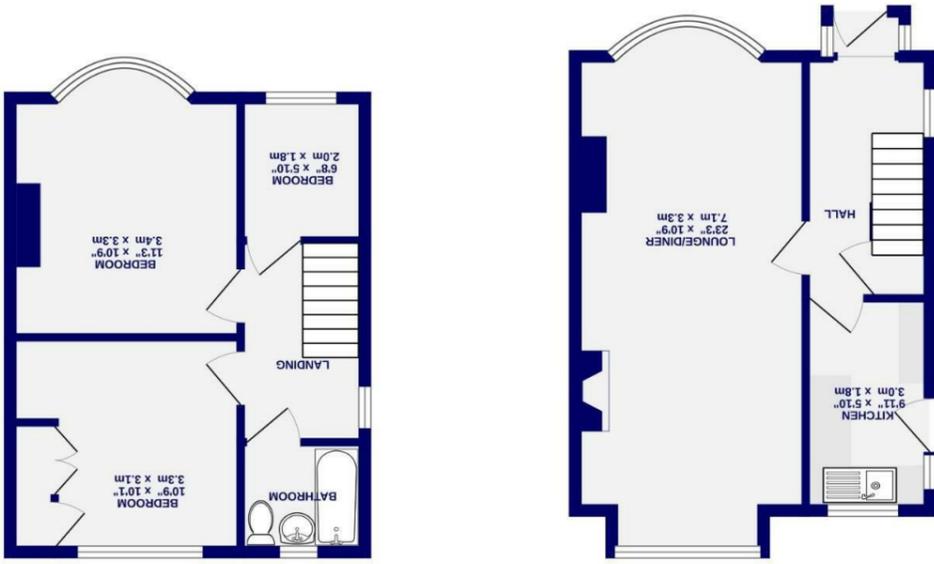


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Semi-Detached
 - Three Bedrooms
 - Popular Location
 - Well Presented
 - Open Plan Living Dining
 - Modern Bathroom
 - Off Street Parking
 - Established Garden
 - Chain Free
 - EPC- D
- Freehold
Council Tax Band - C

Whernside Avenue, York, YO31 0PT



TOTAL FLOOR AREA: 742 sq ft (68.9 sq m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised in the purchase of the property that the purchaser should check the floor area and measurements by taking for any area, dimensions or measurement. The purchaser, however, should not be held liable for any inaccuracies. The purchaser, however, should not be held liable for any inaccuracies. The purchaser, however, should not be held liable for any inaccuracies.



Wherside Avenue
, York
YO31 0PT

Offers Over £300,000



Is this well presented three bedroom semi detached home your next home? The property is set to the east of York within easy reach of the city centre as well as the Vangarde retail park and just a short walk from the many local amenities Heworth village has to offer. The outer ring road is short access away for further afield travel.

The much loved property has been well maintained and modernised in recent years and tastefully decoration throughout, offering spacious living accommodation which comprises of an entrance hall leading to the dual aspect light and airy living dining room with bay window to the front of the property and protruding window to the rear, bathing the room in natural daylight though the year. The kitchen is to the rear of the property and has an array of wall and base units and window to the rear with lovely views of the lush rear garden.

To the first floor are two large double bedrooms, one with a traditional bay window inviting the daylight to fill the room for a tranquil and relaxing ambiance. The third bedroom is a single room currently being used as an office. The modern house bathroom is elegantly finished with white suite and shower over the bath.

Set on a good sized plot, externally to the front there is ample off street parking and to the rear is the elongated garden which has lush laid lawn and a patio area to enjoy a morning coffee and alfresco entertaining. The garage makes the perfect store/workshop.

In summary, this three bedroom property in a popular residential area is sure to appeal to an array of discerning buyers. Viewing is a must to appreciate all that the home, gardens and location have to offer.

Council Tax Band - C

