

property on behalf of the vendor.

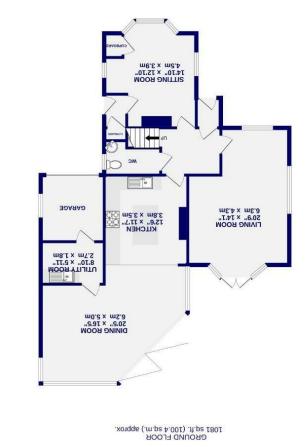
atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the siess, measurements, floor plans or distances referred 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 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

- TOTAL FLOOR AREA: 1784 sq.ft. (165.7 sq.m.) approx • EbC-D

 - Large Mature Gardens
 - Large Open Plan Living Kitchen
 - Two Bathrooms & Cloakroom
 - Four Bedrooms
 - Large Glass & Aluminium Extension
 - Traditional Detached House
 - - A bned xeT lionuo

Freehold

YO26 5BT , York Wetherby Road





Wetherby Road , York YO26 5BT

Offers Over £650,000



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Situated in this prominent location, a mere stones throw from a range of local amenities, we offer this traditional detached family house having the benefit of a stylish extension providing a great example of fusion architecture, combining all the character of a traditional family house with the feel of a contemporary modern home.

The large glass and aluminium extension to the rear offers an everyday living space for the family, incorporating a kitchen, dining area and sitting room, with an opening glass wall of doors to the large landscaped outside dining area.

In addition to all this there are four bedrooms, two bathrooms, a cloakroom utility room and two further reception rooms. Off street parking for at least three cars and a former garage/ store, not forgetting the large mature rear garden.

Council Tax Band- F



















