

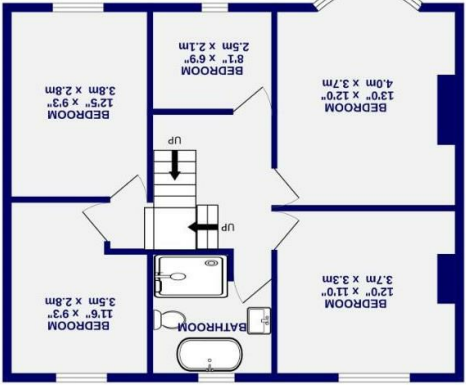
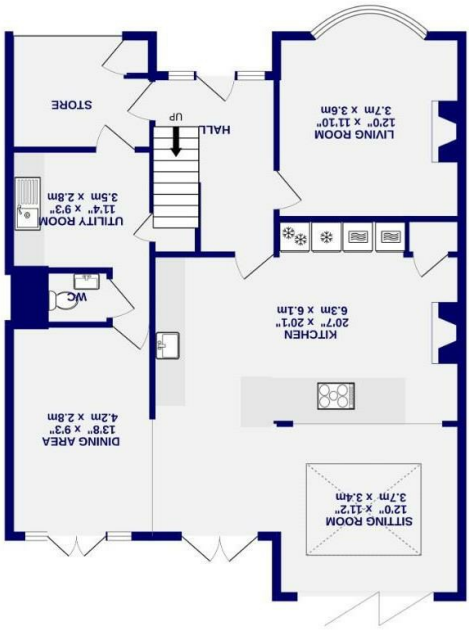


Westlands Grove , York YO31 1EG

Freehold
Council Tax Band - E

- Large Extended Semi Detached House

- Five Bedrooms
- Views across Lake To Rear
- Three Reception Rooms
- Open Plan Modern Luxury Kitchen
- Large Mature Gardens
- EPC C



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Westlands Grove
, York
YO31 1EG

£700,000

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Situated in one of York's most sought after and desirable locations, just off Stockton Lane and backing onto the lake, less than 2 miles to the East of the city centre.

The property has undergone a tasteful scheme of modernisation and extension adding additional reception rooms to the ground floor designed around a large open plan dining kitchen with bifold doors looking over the rear garden and lake, with garden office or gym. The first floor offers five bedrooms or four good size bedrooms with a study as well as a modern bathroom. There is also potential for the conversion of the attic as many properties have done in this area.

To the front of the property is off street parking for two cars and there is also access to the rear of the property via a service lane by the lake.

Westlands Grove are shareholders of elm lake company and are required to contribute £100 every year, towards maintenance of the lake, in the back lane. Ownership of the shares will be transferred to the new owners of the property.

One of the best all round family houses of its type in this unique location.

Council Tax Band E

