

YO31 JEG , York Westlands Grove

Freehold Council Tax Band - E

Large Extended Semi Detached

əsnoµ

- Five Bedrooms
- Уіеws асгозя Lake To Rear
- Three Reception Rooms
- Open Plan Modern Luxury Kitchen
- Large Mature Gardens
- EbC C

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 base contact the office and we would be pleased to check the information of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to cherwise the other of the information. We have not tested any services, appliances, equipment or factilities 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 to there is any accuments of the accession. We are not please to an of a subjection or by otherwise regarding the items mentioned above and as only and are not precise. Purchasters must satisfy themselves by inspection or by otherwise regarding the items and as to the contestners of each of the access the ot give any representation or warking or distances to proceed to be a statement that they are in good working order, or that the property is in good structural condition of the each of the other contact. No pleased to the employment of the factor of the other contact or any pleased or give any representation or warking or the property or there are a significant or there is any point or the endot.







15T FLOOR 701 sq.ft. (65.1 sq.m.) approx. m.pz 2.421) .fl.pz £881 : A3RA 90013 JATO



Westlands Grove, , York, YO31 1EG

Westlands Grove , York YO31 1EG

£700,000



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



















