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Whernside Avenue  
, York  
YO31 0QB  
Freehold  
Council Tax Band - C  
Extended Semi Detached House  
• Four Bedrooms  
• Loft and Rear Extension  
• Main Bedroom Ensuite  
• Driveway and Large Rear Garden  
• Beautifully Presented  
• EPC TBC

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 that you should verify the measurements and layout of the overall floor area and not rely solely on the floor plan. The floor area and measurements are taken for any extension or non-extension. The floor area and measurements are taken for any extension or non-extension. The floor area and measurements are taken for any extension or non-extension.



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YO31 0QB

£400,000

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Located in a highly sought-after residential area to the north of York, this beautifully extended four-bedroom traditional semi-detached house offers generous and versatile living space set over three floors. Thoughtfully upgraded and boasting a seamless single-storey extension to the rear, the property blends original charm with contemporary living.

Upon entering, the hallway features a side window that fills the space with light and leads through to the front lounge. This inviting reception room is centred around a wood-burning stove set into a period-style fireplace, with a bay window and stained-glass double glazing adding to the character and warmth of the room.

To the rear, the home opens out into a stunning open-plan dining kitchen, finished in a light grey shaker style with elegant white quartz worktops. A chrome range cooker and a suite of integrated appliances complete this modern and stylish kitchen space, which flows effortlessly into the rear extension. The additional reception space within the extension offers a perfect dining or family area, with French doors opening onto the garden, creating a bright and sociable space ideal for entertaining.

To the first floor are two generous double bedrooms, a single bedroom, and a contemporary family bathroom with a white three-piece suite and shower over the bath. The loft has been thoughtfully converted to provide a large double bedroom with dormer window, complemented by an en suite shower room with walk-in shower.

Externally, the property enjoys a low-maintenance front garden and driveway. To the rear is a surprisingly spacious garden with two separate patio areas for outdoor seating, lawned space, and a charming Wendy house-style summerhouse, ideal for children or as a quiet retreat.

Offering spacious and flexible accommodation with stylish finishes and a lovely garden, this wonderful family home is ideally placed for access to York city centre, local schools and amenities.

