



ROB LETTS

exp[®] UK

Whernside Avenue, York

Guide Price £315,000

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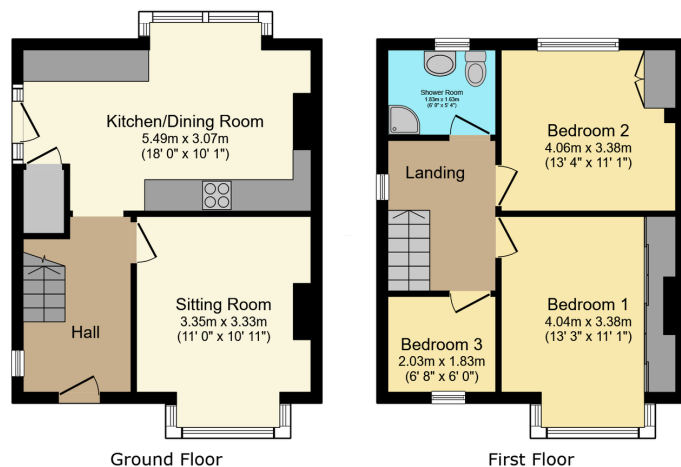
1 Whernside Avenue is an immaculate three-bedroom semi-detached home, set within the popular Burnholme area of York.

Beautifully presented throughout, the property offers a brilliant blend of character, comfort and everyday practicality. From the moment you step inside, it is clear this is a home that has been well cared for and thoughtfully maintained.

The ground floor includes a welcoming entrance hallway, a cosy front lounge with bay window and log burner, and a bright open-plan kitchen diner to the rear. The kitchen has a modern feel, with integrated appliances and plenty of space for dining beside the rear bay window. Upstairs, there are two double bedrooms, a useful third bedroom and a modern shower room. The main bedroom benefits from built-in sliding wardrobes, while bedroom three works well as a child's room, nursery or home office.

Outside, the property has off-road parking, gated side access and a mature rear garden with lawn, decked seating, patio and useful storage. A beautifully kept home in a convenient York location, close to schools, amenities and transport links.

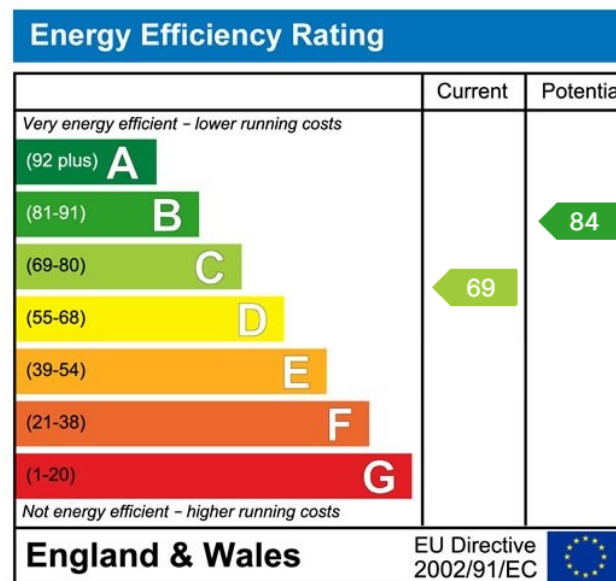




Total floor area: 75.4 sq.m. (811 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Immaculate 3-bedroom, semi-detached home
- Good-sized driveway providing off-road parking
- Cosy front lounge with bay window and log burner
- Mature rear garden, decked seating area, patio & shed
- Beautifully cared for with move-in-ready feel
- Popular Burnholme location in York
- Gated side access offering added practicality
- Bright open-plan kitchen diner overlooking the garden
- Shower room with vanity storage & heated towel rail
- When enquiring about this property, please quote ref: RL0918



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