

LANCASTER  
SAMMS

48 Westlands Grove, York

York

£675,000



An impressive five bedroom semi detached home in the ever popular Heworth/Stockton Lane area. The property is stylishly presented throughout and offers spacious accommodation, ideal for modern family living.

The property opens at the front, firstly into a small entrance vestibule and then into a bright welcoming hallway with under stairs WC, off which are the principal reception rooms including the lounge with feature picture rails and bay fronted window.

To the rear of the ground floor is a modern kitchen with contrasting wall and base units, worktops with breakfast bar, gas hob over oven, with spaces for key appliances including a dishwasher. The kitchen flows nicely into a sociable dining/family room with space for a large family dining table as well as lounge seating centred on a multi-fuel burning stove. French doors from here lead straight onto the rear patio and garden. There is an additional door from the kitchen to the garden plus further access to a very large double garage.

Stairs from the entrance hallway lead to a split level landing. The Master Suite in this house is situated over the double garage and as such is huge and very impressive, benefitting from an en-suite shower room, separate free standing roll top bath, Juliet Balcony with French Doors, and high vaulted ceiling with exposed beams. Also to the first floor are a further three well proportioned bedrooms and a family shower room. Stairs off the landing then lead to a converted loft space with a fifth large double bedroom with vaulted ceiling and eaves storage spaces.

Externally, the property sits handsomely back from the road behind a dwarf wall with double width block paved driveway leading to the large double garage. The rear garden is well thought out with part walled garden, mature planted borders to a lawn and a substantial patio area with feature raised fire-pit.

In summary, an attractive family home in a choice location.

Council Tax band: TBD

Tenure: Freehold



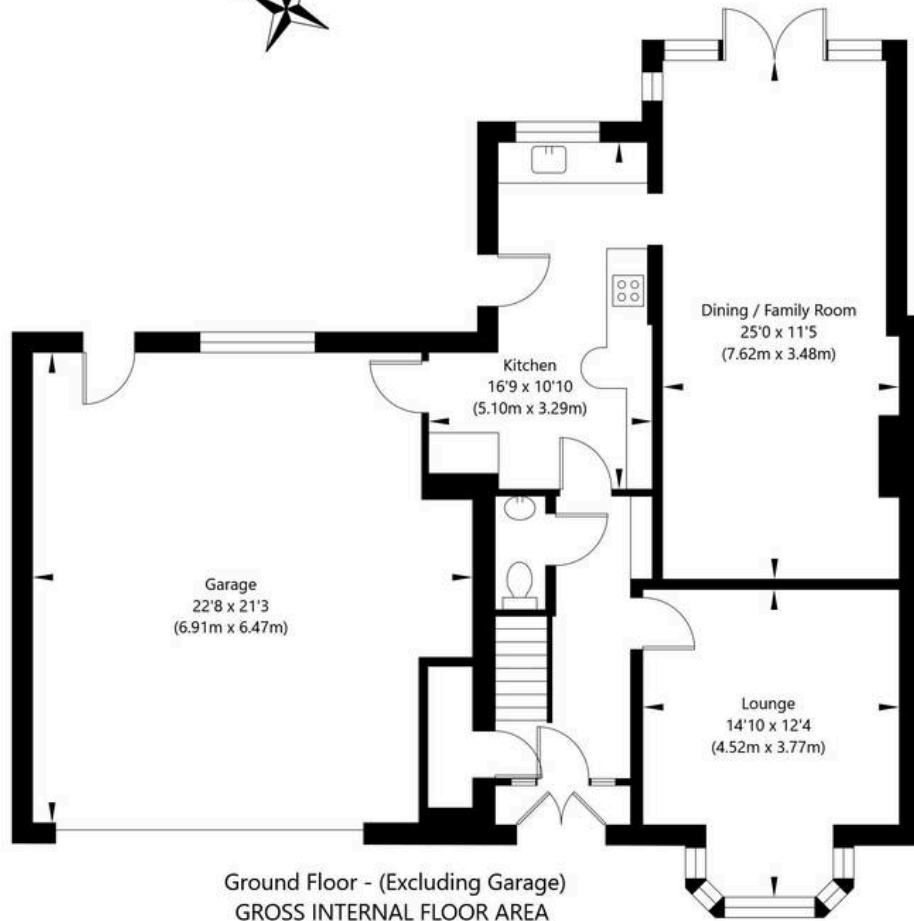




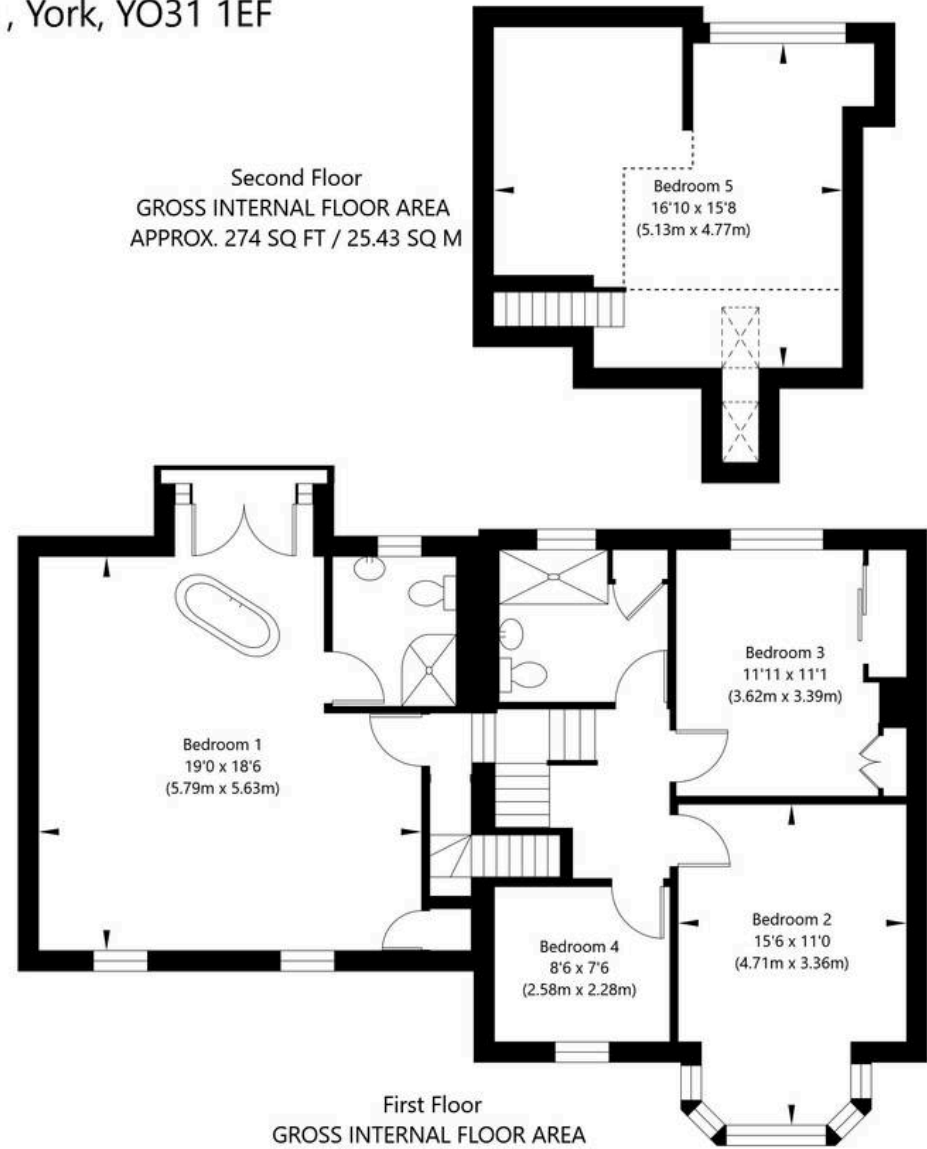




# Westlands Grove , York, YO31 1EF



Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 738 SQ FT / 68.58 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 934 SQ FT / 86.73 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1946 SQ FT / 180.74 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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