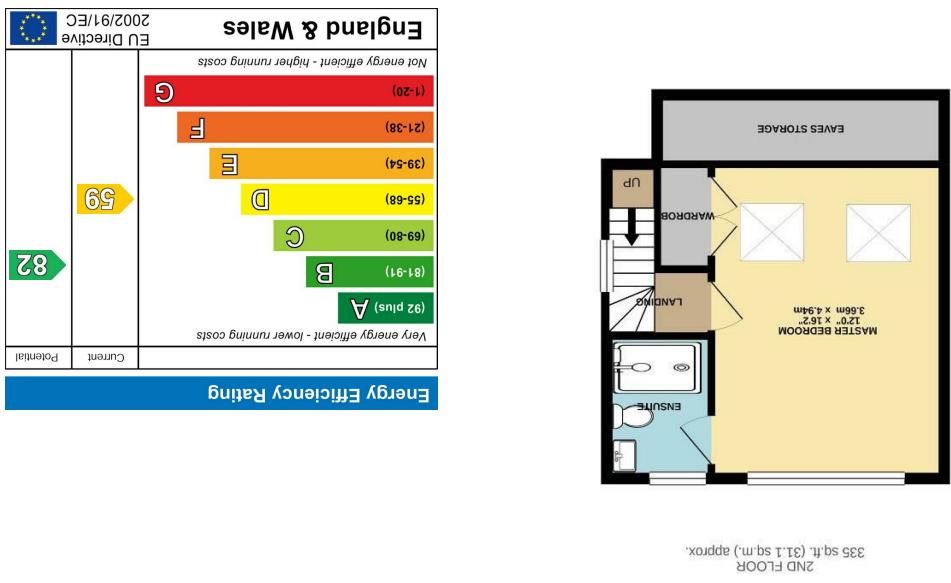
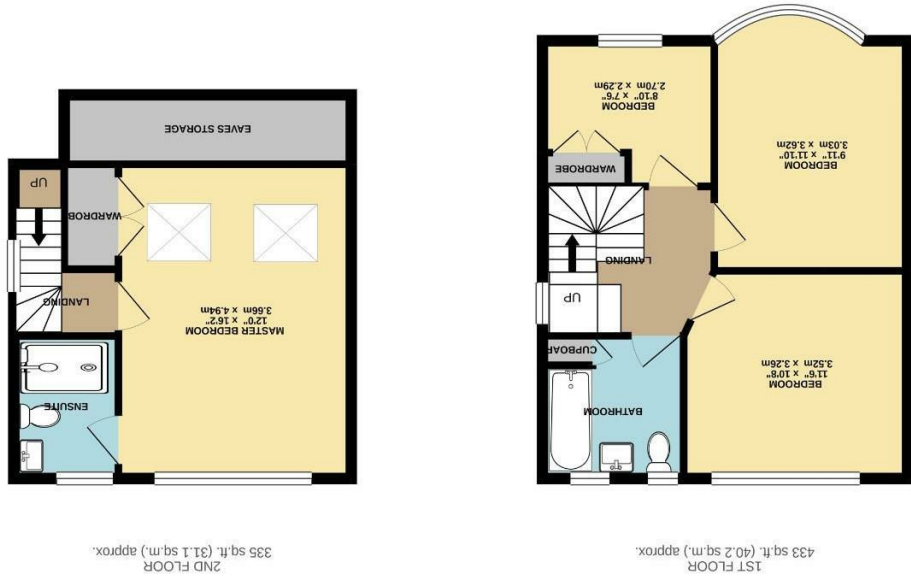


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
	B (69-80)
	C (55-68)
	D (39-54)
	E (21-38)
Not energy efficient - higher running costs	F (1-20)
	G
Current	59
Potential	82



63 Wherside Avenue, York
 £340,000



Ashtons



Description

This substantial semi detached home is set to the East of York; within easy reach of the city centre as well as Vanguard retail park and just a short walk from the many local amenities Heworth village has to offer.

Following a full programme of modernisation and improvement by the current owners, the property offers spacious, flexible accommodation boasting a high finish and also underfloor heating throughout the ground floor.

A large entrance hall leads with cloakroom leads to the living room with bay window and stunning open plan dining kitchen to the rear which is fitted with a range of luxury units and integrated appliances.

To the first floor are two large double bedrooms, a third single room and stunning house bathroom. To the floor above, a clever loft conversion provides a further large double room with en suite shower room.

Set on a good sized plot, the property also benefits from a garage / store with power and wc, good sized lawned gardens and ample driveway parking. A great property sure to appeal to a range of buyers, early viewing is recommended,