

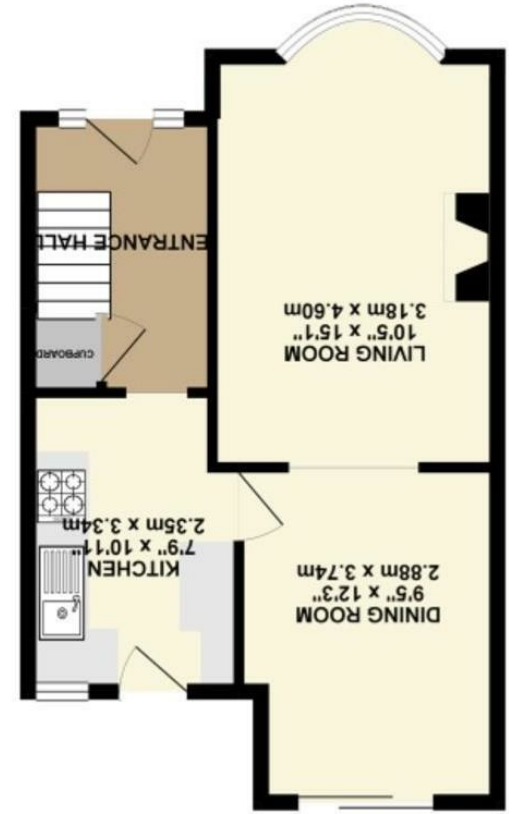
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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.

TOTAL FLOOR AREA: 832.06 sq. ft. (77.30 sq. m.) approx.  
 These measurements have been made to ensure the accuracy of the description contained therein. Measurements of doors, windows, floors and other items are approximate and no responsibility is taken for any error or omission. The floor to ceiling height is given as a guide only. The floor to ceiling height is given as a guide only. The floor to ceiling height is given as a guide only. The floor to ceiling height is given as a guide only.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	60
Potential	73



1ST FLOOR 406.19 sq. ft. (37.74 sq. m.)



GROUND FLOOR 425.87 sq. ft. (39.56 sq. m.)



36 Whitestone Drive, York  
 Offers Over £250,000



Ashtons



## Description

This traditional semi detached home is set to the North of York; within easy reach of the City centre and good transport links as well as being well placed for access to a range of local amenities including those that Huntington village and Vanguard retail park have to offer.

The property has been a much loved family home although does now require modernisation, however does benefit from a new boiler installed in 2020. An entrance hall leads to open plan living room/dining room and a fitted kitchen. To the first floor are two double bedrooms, a third single bedroom and house bathroom.

Externally, the property benefits from a larger than average garden which is mainly lawned and patio areas. There is also a large garage and ample driveway parking.

Offered for sale with no forward chain, early viewing is recommended.