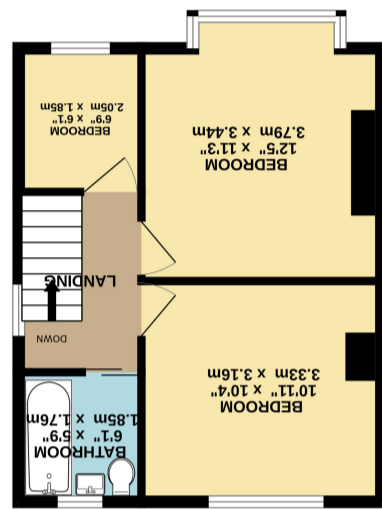
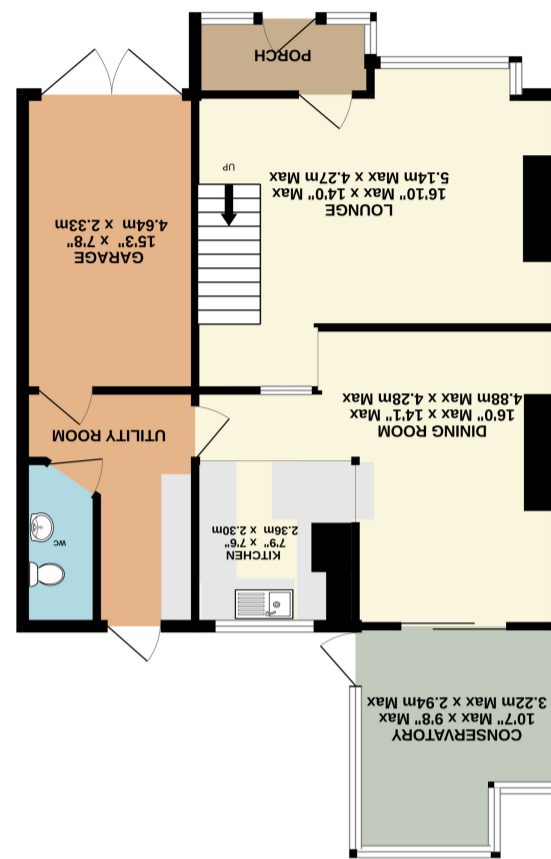


What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and their areas are approximate and no responsibility is taken for any error. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.



Wherside Avenue, York YO31 0QB

Offered for sale with the benefit of no onward chain is this three bedroom semi detached home boasting bright and spacious accommodation to both floors. Briefly comprising; entrance porch, lounge with bay window and feature fireplace, a large open plan dining / kitchen area a utility room and ground floor W/C. Leading on from the dining area, is a bright conservatory with access to the rear garden. To the first floor are two generous sized double bedrooms, a single bedroom and a modern three piece house bathroom. Externally the property benefits from a larger than average driveway for ample off street parking, an attached garage and a generous sized rear garden with lawn and patio area. This property is likely to appeal to a wide range of buyers and early viewing is highly recommended.

Disclaimer - Fixtures and fittings other than those mentioned are to be agreed with the Seller. All measurements are approximate and are taken using a laser measure. Statements contained within these particulars are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to making any decisions on this property. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange of contracts. Details correct at time of publication.

- No Onward Chain
- Semi Detached House
- Two Reception Rooms
- Conservatory
- Ground Floor W/C
- Utility
- Three Bedrooms
- Modern Bathroom
- Garage
- Generous Rear Garden

Travelling on Hull Road towards York from the Grimston Bar Roundabout. Turn right at the first set of traffic lights onto Tang Hall Lane, follow this road past the shops and over the bridge where you will take the first right hand turn onto Fifth Avenue. Then take the first left hand turn onto Wherside Avenue. The property can be identified by our For Sale sign.

Burnholme is a popular residential area that is conveniently positioned for access to York City centre, A1079 and Stockton Lane plus the shopping and leisure facilities of Monks Cross and Vangarde. Local amenities are available with the wider range of facilities in Heyorth Village, Oschaldwick or

