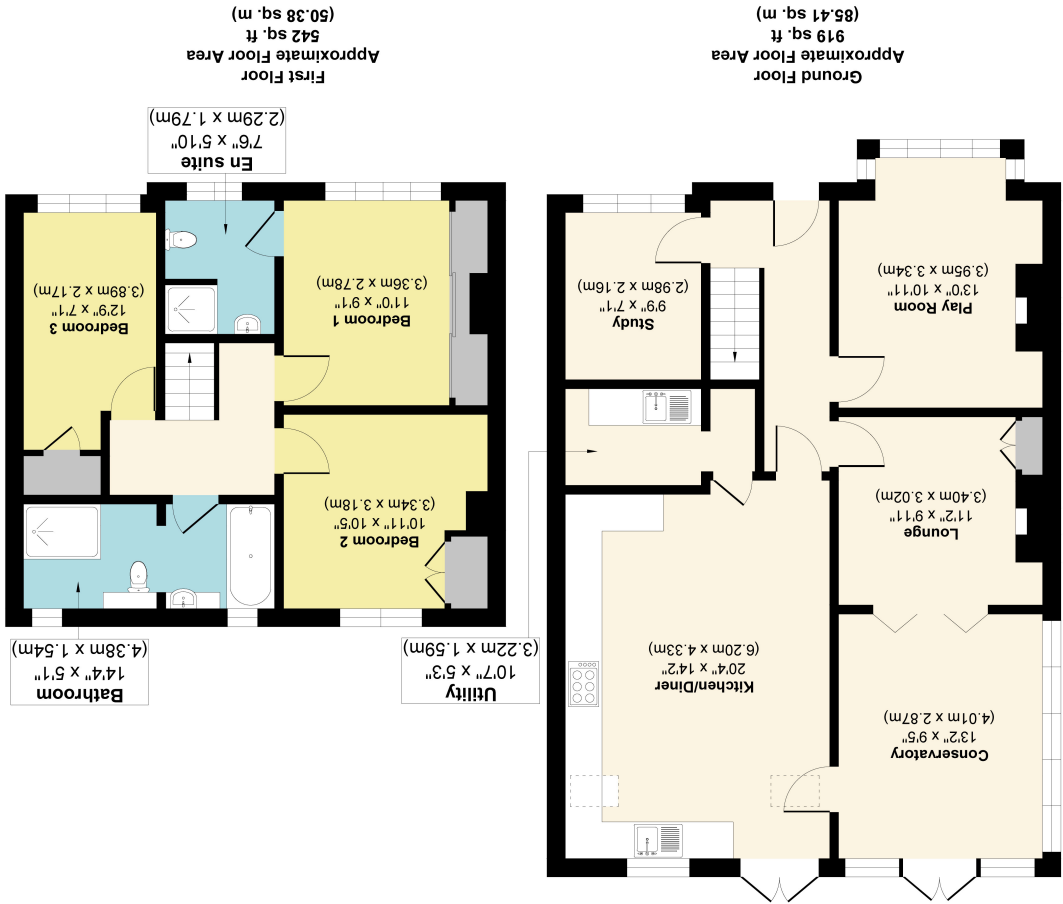


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Approx. Gross Internal Floor Area 1461 sq. ft / 135.79 sq. m





### 3 Whernside Avenue, York YO31 0QB

A generously proportioned extended semi-detached family home, offering flexible living space and situated in a sought-after area of York. The property provides well-balanced accommodation that would suit a growing family and those working from home. The ground floor briefly comprises an entrance hall, a spacious extended dining kitchen, and a living room with doors opening into the conservatory. To the front of the property is a useful playroom, which could alternatively serve as a fourth bedroom. A separate study and a practical utility room complete the ground floor layout. To the first floor are three double bedrooms, all with fitted wardrobes, including a principal bedroom with ensuite shower room, along with a four-piece family bathroom. Externally, the property benefits from a double driveway providing off street parking, a small front garden, and an enclosed rear garden with lawn, patio and decked areas, offering a pleasant space for outdoor dining and family use. The home is well maintained and ready to move into, while also presenting an excellent opportunity for a purchaser to modernise or further extend, subject to the usual planning consents. An internal viewing is strongly recommended to fully appreciate the space and potential on offer.

- Large Family Home
- Desirable Location
- Two Reception Rooms
- Driveway
- Kitchen with Utility
- Ensuite
- Three Double Bedrooms
- 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 Whernside 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 Heworth Village, Osbaldwick or the City Centre. Hempland Primary School is the local primary with Archbishop Holgate Secondary School.

