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Approx. Gross Internal Floor Area 1,011 sq. ft / 93.87 sq. m

First Floor
Approximate Floor Area
340 sq. ft
(31.57 sq. m)

Ground Floor
Approximate Floor Area
671 sq. ft
(62.30 sq. m)

Bedroom 1
15'2" x 9'3"
(4.62m x 2.82m)

Bedroom 2
12'0" x 9'2"
(3.65m x 2.80m)

Bathroom
5'11" x 5'3"
(1.81m x 1.59m)

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Lounge
15'3" x 13'11"
(4.64m x 4.24m)

Kitchen
14'0" x 8'10"
(4.26m x 2.69m)

Utility
6'0" x 5'11"
(1.83m x 1.80m)

Garage
17'10" x 8'8"
(5.43m x 2.63m)

Workshop
11'11" x 7'11"
(3.65m x 2.41m)

C

Whernside Avenue, York YO31 0PY

£250,000 Offers Over - EPC Rating - D

32 Whernside Avenue, York YO31 0PY

Offered for sale with the benefit of no onward chain is this spacious semi detached house situated on a generous plot and located in a desirable location close to local amenities. Boasting an entrance porch, a bright living room leading into a well equipped dining kitchen with views over the rear garden and the additional benefit of a utility room. To the first floor are two good sized bedrooms, each with fitted wardrobes, and a modern three piece house bathroom.

Externally the property benefits from a driveway for ample off street parking, a garage with workshop to the rear, a small and easy to maintain front garden and a generously sized rear garden complete with patio and lawn areas, perfect for entertaining with family and friends, plus a greenhouse to grow your own fruit and veg!

This wonderful property has been loved over the years and is now ready for you to move in and make it your own home offering lots of potential to improve and even extend (STPP). Early viewing is highly recommended to truly appreciate the accommodation on offer here.

- No Onward Chain
- Driveway
- Potential for Further Extension STPP
- Garage
- Good Size Rear Garden
- Spacious Accommodation
- Workshop
- Two Bedrooms
- Desirable Location

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.