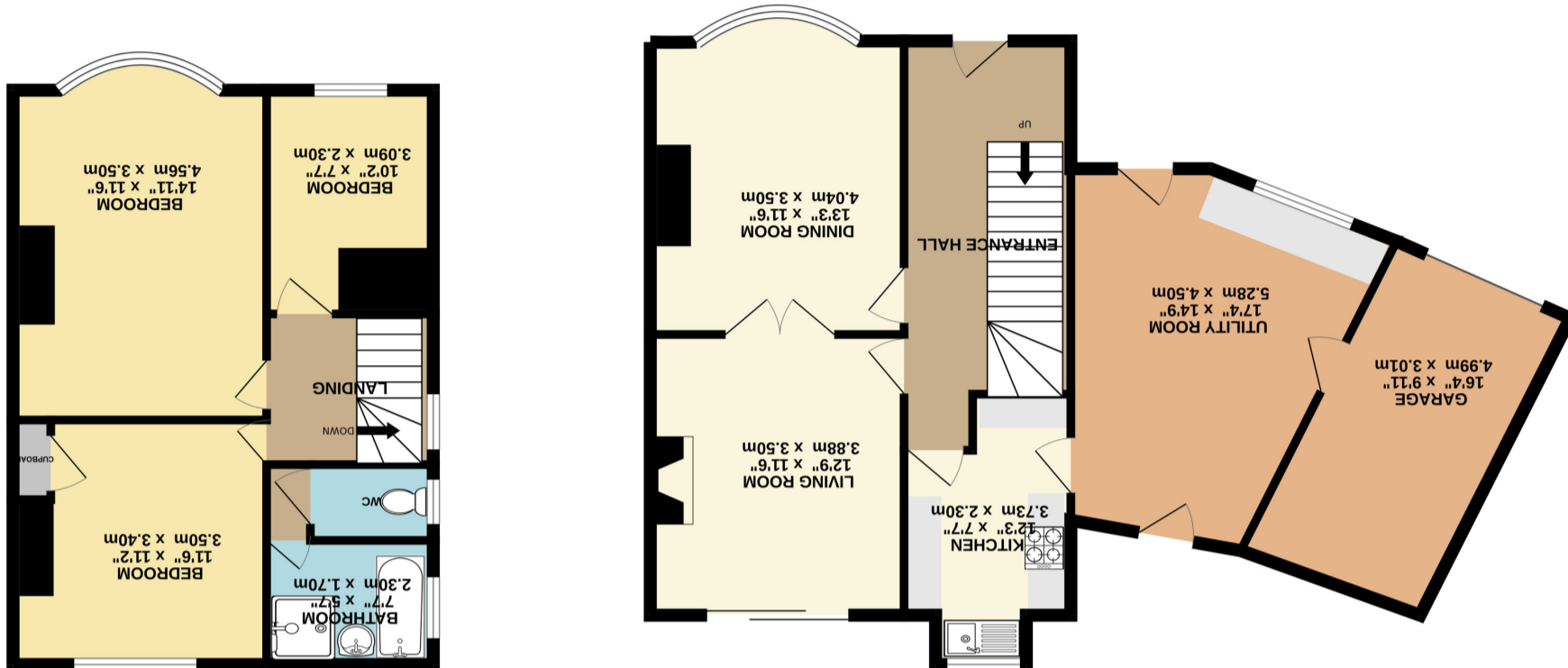


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2023



GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



## Westlands Grove, York YO31 1EF

Redmove are pleased to bring to market this extended semi detached family home situated in a highly desirable area just off Stockton Lane. This substantial home briefly comprises; entrance hallway, dining room with bright bay window and glass doors opening in to the lounge with feature fireplace and patio doors leading out the the rear garden, a kitchen with a good range of wall and base units and pantry, a large utility area with additional storage completed the ground floor. To the first floor are two good sized double bedrooms, a third bedroom which is currently used as a home office / craft room and a three piece bathroom with separate w/c. Situated on an enviable corner plot, this property benefits from generous front gardens with mature borders, driveway for ample off street parking and an attached garage. To the rear is an enclosed lawned rear garden with a hedged border and patio area, perfect for soaking up the sun. This home has been loved and well maintained by the current owners and is ready for you to move straight in and enjoy yet still has the potential for further improvements if you desire. Viewing is highly recommended to truly appreciate the size and standard of accommodation on offer.

- Extended Semi Detached House
- Large Corner Plot
- Generous Front Gardens
- Enclosed Rear Garden
- Driveway
- Utility
- Two Reception Rooms
- Three Bedrooms
- Garage
- Desirable Location

Travelling on Stockton Lane from Heworth roundabout. Take the left hand turning onto Woodlands Grove. Turn left on to Westlands Grove where the property is located on the right hand side and can be identified by our For Sale sign.

Stockton Lane area situated on the outskirts of York and being accessible for the City Centre and A64 that in turn leads to the motorway network. Local shops can be found nearby in Heworth that offers a range of local shops to include Costcutters and Deli. A wider range of facilities can be found at the Monks Cross Retail Park, Vangarde and in the Centre. There are bus routes into the centre and a local primary school nearby.

