



Westlands Grove, York YO31 1DR

A fantastic opportunity to purchase this unique detached house built in the 1980s which oozes character and charm and is offered for sale with the additional benefit of no onward chain. Situated in a desirable location just off Stockton Lane, this rare find of a property briefly comprises; an entrance hallway with storage, a large dual aspect living room, an additional reception room currently set up as a dining room but could serve as a family room or ground floor bedroom if required, a ground floor w/c and a spacious dining kitchen with a utility.

To the first floor are four generous sized bedrooms each with fitted wardrobes and one with an ensuite shower room, a spacious landing and a modern four piece house bathroom.

To the second floor is an additional double bedroom with an ensuite shower room.

The front of the property, I'm sure you will agree, oozes kerb appeal and benefits from a walled boundary enclosing a block paved driveway which reaches the open storm porch and entrance door. The driveway continues along the side of the property which leads to a detached pitched roof garage. To the rear is a generous sized and well manicured south facing garden complete with a patio, large lawn and mature borders.

This one of a kind home, which has endless possibilities, deserves to be viewed to truly appreciate its size and amount potential on offer.

- Substantial Detached Home
- Five Bedrooms
- Detached Garage
- Modern Four Piece Bathroom
- Dining Kitchen
- Ground Floor W/C
- Utility
- Large Lounge
- South Facing Rear Garden
- Driveway
- Two Ensuite Shower Rooms
- 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 left 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.

