



Wheatlands Grove, York

THREE BEDROOMS | EXTENDED | GARDEN | POPULAR LOCATION | GARAGE

Asking Price: **£325,000**



Wheatlands Grove, York

DESCRIPTION

A well presented and extended, three bedroom, end terrace located in a popular residential location to the West of York. Upon entering the property you have an entrance hall with useful storage cupboard.

Next you come to the first reception room, currently used as a dining room which leads through to the living room at the front and has double doors leading to the conservatory to the rear. The conservatory opens on to the kitchen which has a range of base and wall units as well as integrated oven with hob and extractor fan above and space and plumbing for washing machine and dishwasher, there is also a central breakfast bar. Double doors lead from the conservatory out to the rear garden. To the first floor you have the family bathroom with corner bath, separate shower, sink and W. C.

There are three bedrooms, one of which has a staircase leading to the loft room with skylights, additional eaves storage and a separate W.C and sink.

Externally the property has a driveway to the front leading to a car port which leads down the side of the property. To the rear is a detached garage and private garden, largely laid to lawn with a patio seating area.

Viewing of this property is highly recommended to truly appreciate all that it has to offer.





Wheatlands Grove, York, YO26

Approximate Area = 1408 sq ft / 130.8 sq m (includes garage)

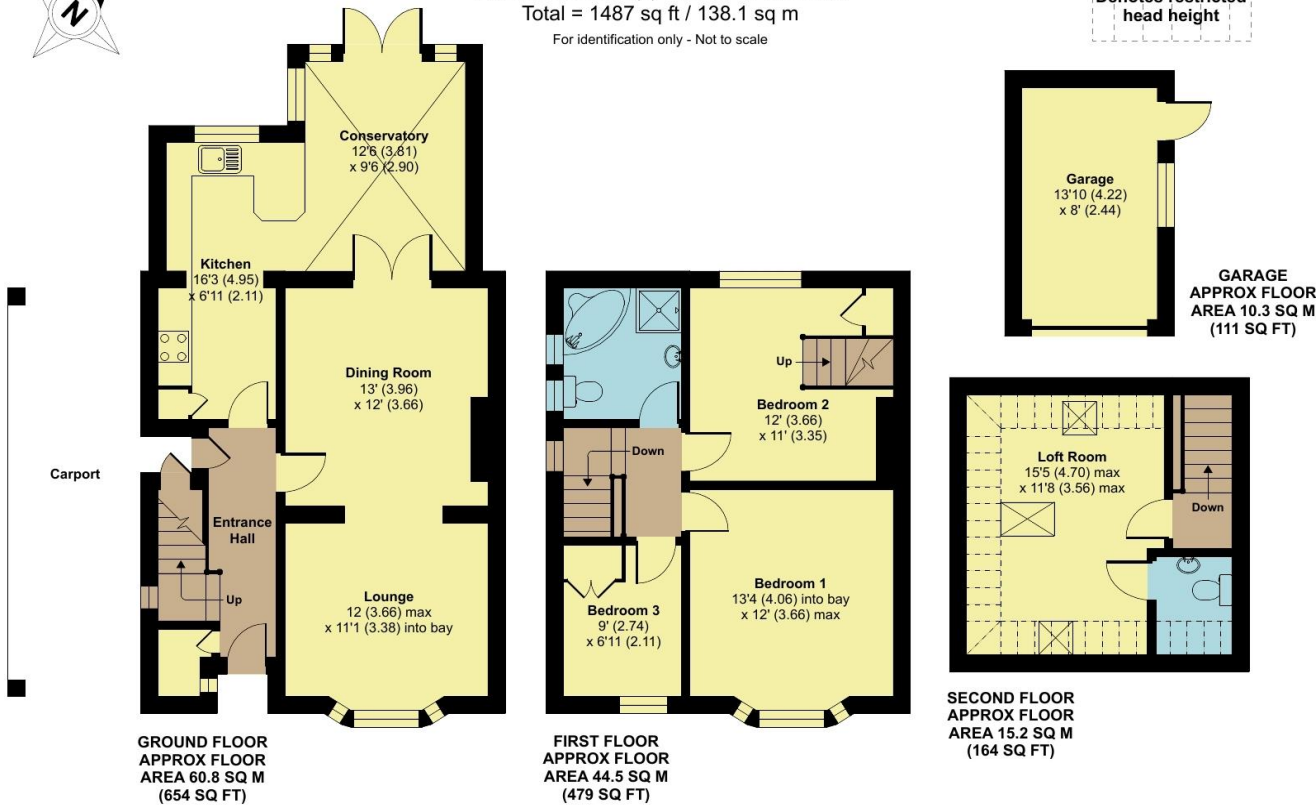
Limited Use Area(s) = 79 sq ft / 7.3 sq m

Total = 1487 sq ft / 138.1 sq m

For identification only - Not to scale



Denotes restricted head height



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 831557

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(81-91) A
(81-91) B		86	(61-80) B
(69-80) C			(51-60) C
(55-68) D	64		(39-50) D
(39-54) E			(29-38) E
(21-38) F			(11-28) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home



01904621026



Apollo House, Eboracum Way, York,
YO31 7RE



OPENING HOURS

9am - 5.30pm Monday to Friday and Saturday 9am - 3.30pm & Sunday 11am - 2pm



VAT Reg. No 918023050 | Registered No: 03947557 | Registered Office: Apollo House, Eboracum Way, York, YO31 7RE
A wholly owned part of Hunters Property Group Limited | Registered Address: Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE |