



Wetherby Road, York £425,000

A period four bedroom semi-detached property which has been tastefully modernised and comprehensively renovated throughout by the current Vendors. Situated on the outskirts of York with great road links to the city's centre as well as the A64 and further afield.



The property is entered via a useful internal porch, and through a solid wood front door into a spacious hallway. The hallway retains from many original features, including solid oak flooring and wood panelling throughout. Found immediately off the hall is a large principal reception room with feature gas fire and original wood surround, and benefits from a wide bay window offering views over the front garden and tree-lined street.



To the rear elevation is a second reception room currently set up as a dining room with feature fireplace and uPVC double glazed patio doors opening out onto the rear garden. The property's kitchen, which again sits to the rear elevation, is modern and boasts a range of wall and base units, integrated fridge freezer, dishwasher and freestanding range cooker with 5-ringed gas hob. The garage can be accessed internally via the kitchen. An extension to the rear of the property offers separate downstairs WC, utility area and large home office with storage room.



To the first floor a spacious central landing gives access to three double bedrooms, a further single bedroom and a house bathroom. The master bedroom is a sizeable double bedroom to the rear elevation with built in storage and a large bay window over looking the rear garden. Bedroom two is another large double room with bay window to the front elevation. Bedroom three is a further well proportioned double room to the front of the property. With bedroom four, a small single room to the rear, used as an additional office by the current owners.



The house bathroom has been comprehensively improved and upgraded with wood effect tiled flooring, which part tiled walls and boasts a walk-in waterfall shower, panelled bathtub, pedestal wash basin and low flush WC.

To the outside, the property benefits from a lawned front garden, and large rear garden which is mainly laid to lawn with mature beds surrounding. Ample off-street parking is available for 2-3 cars, as well as a attached single garage with power and light.

The current owners have recently installed gas central heating, including a new boiler, and the electrics of the property have been fully rewired.



Tenure: Freehold

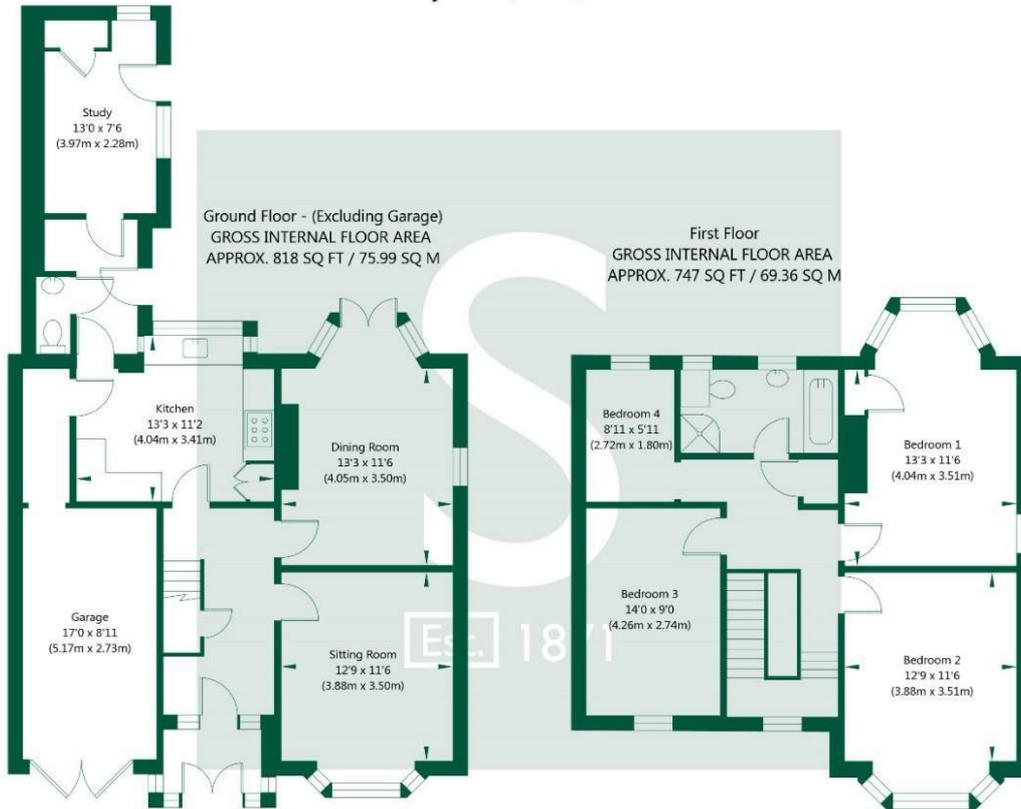
Services: All mains services connected

EPC Rating: 42 (E)

Council Tax: York – Band E

Viewings: Strictly via the selling agent 01904 625533

Wetherby Road, York, YO26 5BY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1565 SQ FT / 145.35 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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