



65 Whenby Grove  
York, YO31 9DS  
Guide Price £315,000

**NO FORWARD CHAIN! A 3 BEDROOM SEMI DETACHED HOUSE SET IN A QUIET CUL- DE-SAC WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA CONVENIENT FOR LOCAL SHOPS AND SCHOOLS.** The well maintained property has the benefit of gas central heating and double glazing and comprises porch, entrance hall, lounge/dining room, fitted kitchen, landing, conservatory, 3 bedrooms and bathroom/w.c. Driveway leading to a detached garage. Good sized lawned gardens to front and rear giving ample opportunity to extend in future. An accompanied viewing is strongly recommended. Please call Churchills Estate Agents today.

### **Porch**

Composite entrance door to side, uPVC double glazed windows to front and sides, carpeted flooring, glass uPVC door to hallway.

### **Hallway**

Carpeted flooring to 1st floor landing, radiator, storage cupboard, skirting, carpets.

### **Living Room**

23'10" x 10'0" (7.26m x 3.05m)  
uPVC double glazed window to front, radiator, wall display electric fire, carpeted floors, skirting, power points, uPVC double glazed sliding doors to conservatory.

### **Kitchen**

10'11" x 7'0" (3.33m x 2.13m)  
uPVC double glazed window to rear, uPVC door to side, wall and base units with counter top, stainless steel sink and drainer, gas hob with electric oven, space for electrical appliances, boiler, linoleum flooring, skirting, power points.

### **Conservatory**

10'8" x 9'11" (3.25m x 3.02m)  
uPVC French doors to garden, uPVC double glazed windows to side and back, radiator, power points, carpeted flooring.





### **1st Floor Landing**

uPVC double glazed window to side, storage cupboard, loft access, carpeted flooring.

### **Bedroom One**

13'1" x 10'0" (3.99m x 3.05m)

uPVC double glazed window to rear, radiator, skirting, carpeted flooring, power points, fitted sliding wardrobes.

### **Bedroom Two**

10'3 x 9'11" (3.12m x 3.02m)

uPVC double glazed window to rear, radiator, skirting, carpeted flooring, power points.

### **Bedroom Three**

10'4" x 7'1" (3.15m x 2.16m)

uPVC double glazed window to rear, radiator, skirting, carpeted flooring, power points, storage cupboard.

### **Bathroom**

uPVC double glazed window to rear, bath with shower over, wash basin, W.C, linoleum flooring, tiled walls, skirting.

### **Garage**

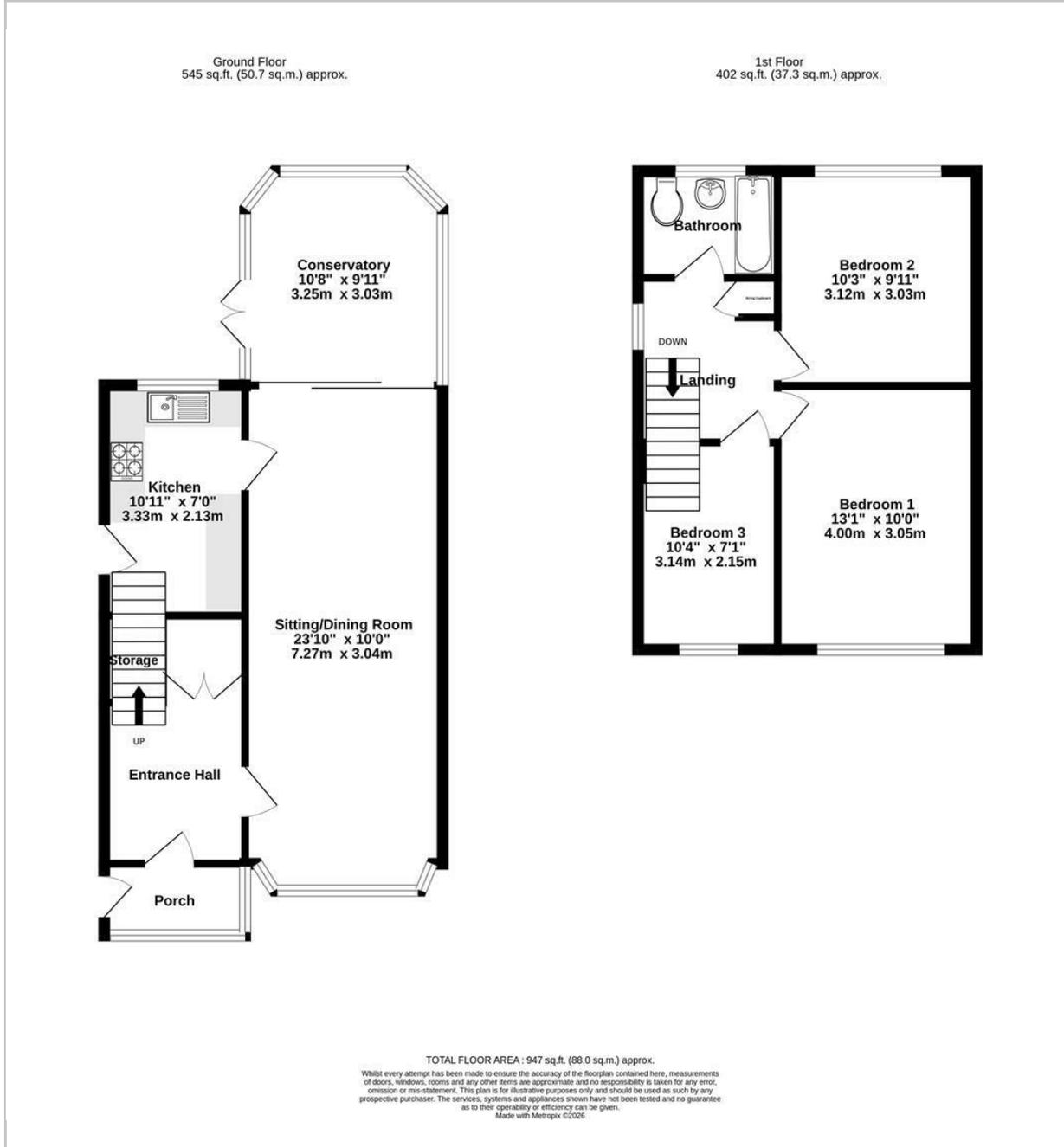
Up and over garage door, electric, window to side.

### **Outside**

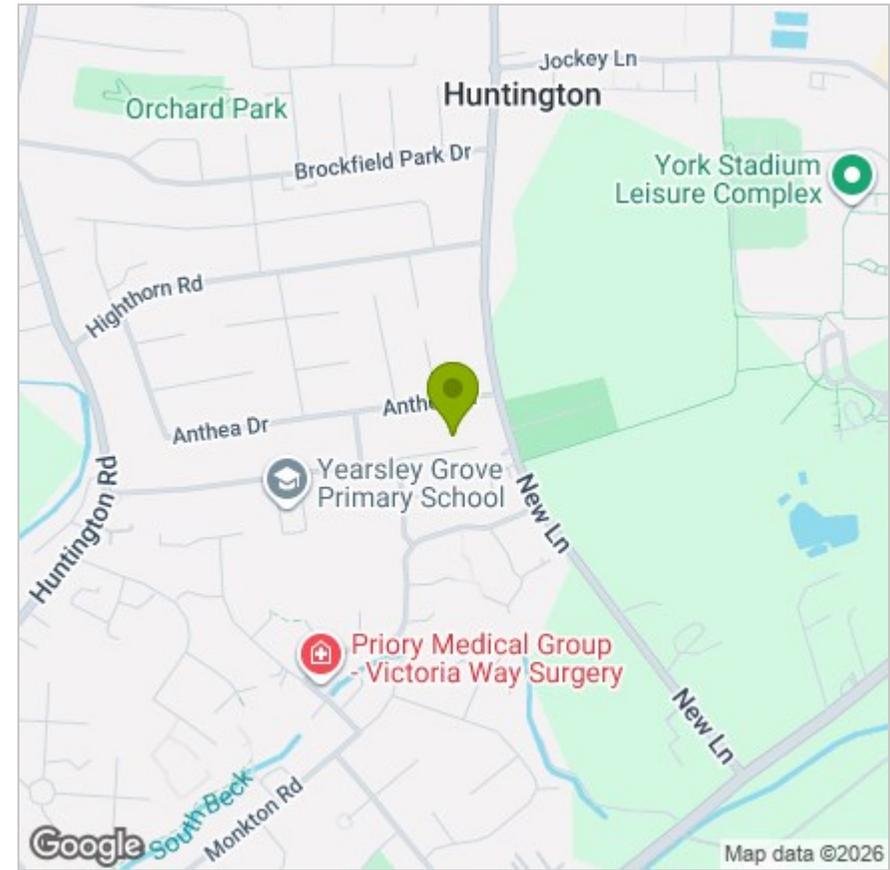
To the rear is a lawned area with a timber boundary and brick built detached garage. To the front is a lawned area, brick wall boundary and iron gate. Space for 3 cars at side of property.



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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