

Wheatlands Grove, York, North Yorkshire

Asking Price: £295,000

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Situated within a highly regarded residential area to the west of York, this traditional three-bedroom semi-detached home enjoys a substantial corner plot position, offering generous gardens, spacious accommodation, and exciting scope for extension or reconfiguration, subject to the necessary consents.

The property is entered via a welcoming entrance hallway with laminate flooring, providing access to the principal ground floor accommodation and staircase to the first floor.

To the front of the property is a bright and spacious lounge featuring a bay window and electric fireplace, creating a comfortable and inviting living space. The lounge flows seamlessly into the dining area at the rear, where patio doors open directly onto the garden, making it an ideal space for both everyday family life and entertaining.
The kitchen is fitted with a range of modern sage green wall and base units, incorporating a four-ring gas hob, electric oven, and extractor hood. A side entrance provides convenient access to the garage, which benefits from additional storage cupboards and direct access to the rear garden.

To the first floor are three well-proportioned bedrooms. The principal bedroom enjoys a bay window, while the second bedroom is a large double. The third bedroom is notably larger than the typical box room often found in similar properties, making it ideal as a generous single bedroom, nursery, dressing room, or home office. The family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin, and WC.

Externally, the property occupies an enviable corner plot with gardens extending to three sides. To the front is a driveway providing off-street parking and leading to a single garage. A further lawned garden sits to the side of the property, while the rear garden is fully enclosed and designed for ease of maintenance, featuring a combination of lawn and artificial turf, creating a safe and enjoyable outdoor space for families and pets alike.

One of the property's features is the significant potential it offers for further development, subject to the necessary planning permissions. The generous plot lends itself perfectly to a side extension, while the existing kitchen and dining room could be reconfigured to create a stunning open-plan family dining kitchen.

Whether purchasers are seeking a traditional family home or a property with exciting opportunities to create a larger, more contemporary residence, this home offers the perfect foundation.

This is an opportunity to acquire a traditional semi-detached home in a sought-after York location, offering spacious accommodation, generous gardens, and exciting scope to further enhance and add value.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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