



Wharton Avenue, York, YO30 6DJ

- Extended Two Bedroom Semi
- Cul-De-Sac
- Further Extension Potential STPP
- Exceptional Large Rear Garden
- Close To Amenities
- Council Tax Band B

Offers Over £300,000



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DESCRIPTION

Occupying an enviable position at the end of a cul-de-sac, this extended two-bedroom semi-detached home sits on a particularly generous plot and enjoys an exceptional rear garden, off-street parking, and excellent scope for further extension, subject to the necessary permissions.

The entrance hall leads into a bay-fronted living room featuring an attractive fireplace, with a wide archway opening into a versatile dining or additional sitting area.

To the rear, a spacious kitchen diner forms part of a single-storey extension and is fitted with a range of units, an island and integrated cooking appliances. There is ample space for a dining table, and patio sliding doors open directly onto the garden, enhancing the connection between indoor and outdoor living.

To the first floor are two bedrooms, including a generous principal bedroom with fitted storage, together with a bathroom comprising a white suite with a shower over the bath.

Externally, the home occupies a larger-than-average plot with off-street parking to the front and side. The extensive rear garden is a standout feature, offering a large lawn, mature trees, established planting, a decked seating area and useful garden storage.

Given the size and layout of the plot, the property offers significant potential to extend or further develop, subject to obtaining the required permissions.







Total floor area 88.3 m² (951 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

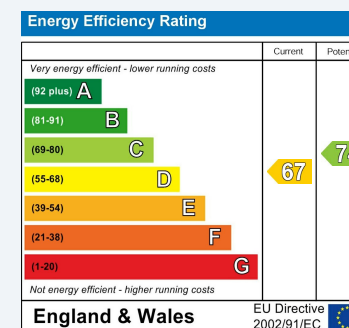
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.

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