



## Whenby Grove, York, YO31 9DS

- Three-bedroom semi-detached home
- Quiet cul-de-sac location
- Conservatory and rear garden
- Driveway and detached garage
- No onward chain

**£315,000**





# Whenby Grove, York, YO31 9DS

## DESCRIPTION

Situated in a quiet cul-de-sac within the popular Huntington area, this well-proportioned three-bedroom semi-detached home offers excellent potential and is available with no onward chain.

The accommodation is arranged over two floors and briefly comprises: an entrance hall with useful storage, a fitted kitchen, and a spacious sitting/dining room providing ample space for both relaxing and entertaining. To the rear, a conservatory overlooks the garden and offers an additional reception space with views over the outdoor area.

To the first floor, the property benefits from three bedrooms and a family bathroom, all accessed from a central landing.

Externally, the home enjoys front and rear gardens, a private driveway, and a detached garage, providing off-street parking and useful storage. The rear garden offers a pleasant outdoor space, ideal for families or those who enjoy gardening.

The property is conveniently located close to a range of local amenities, including shops, schools, and transport links, with easy access to York city centre and surrounding areas.

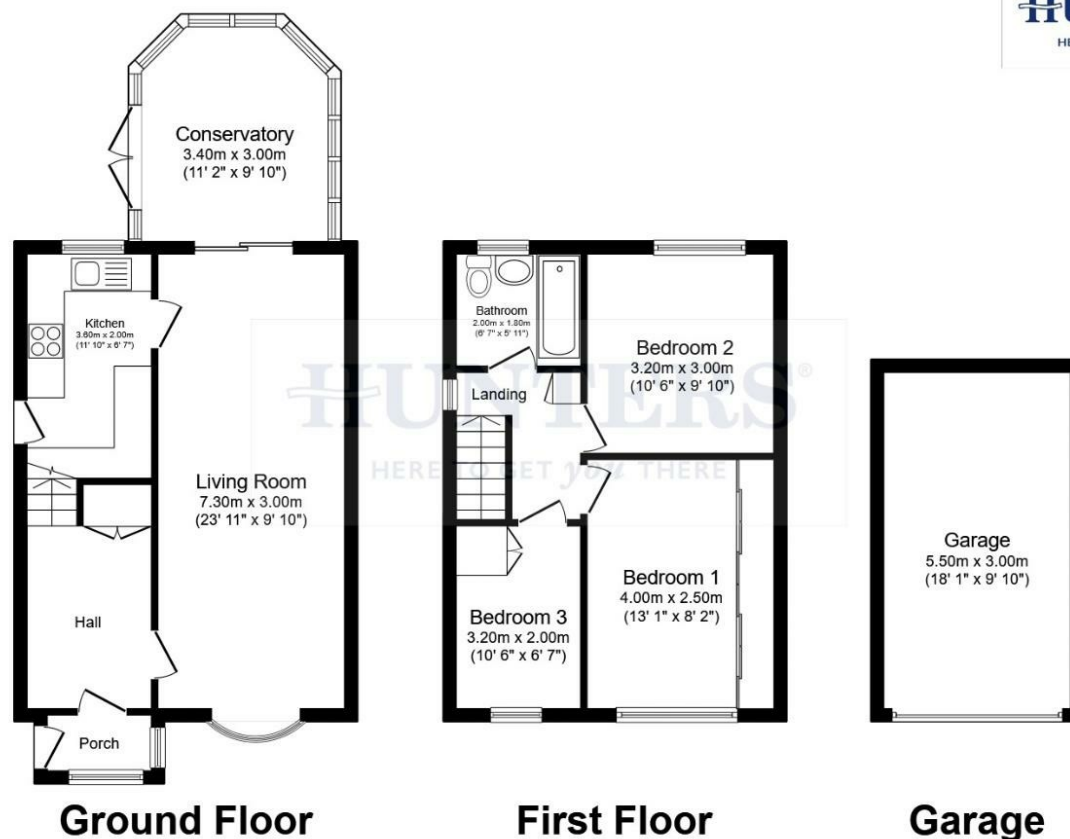
An excellent opportunity for first-time buyers, families, or investors seeking a home in a sought-after residential location.











Total floor area 103.2 sq.m. (1,111 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 [www.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [york@hunters.com](mailto: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.

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

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.

**THINKING OF SELLING?** 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 is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.