



## Westwood Terrace, York, YO23 1HL

- Three Well-Proportioned Bedrooms
- Ground Floor Shower Room and First Floor Bathroom
- Modern Kitchen With Central Island
- Sought After Location Moments from Knavesmire and Bishy Road
- Attractive Courtyard
- Council Tax Band B

£375,000

**HUNTERS®**

HERE TO GET *you* THERE

# Westwood Terrace, York, YO23 1HL

## DESCRIPTION

A beautifully renovated three-bedroom terrace, offered with no onward chain and positioned in one of York's most sought-after neighbourhoods.

The current owners have transformed the property with a comprehensive programme of works, including a full rewire, updated plumbing and a complete redesign of the garden — creating a home that feels modern, practical and ready to move into.

Westwood Terrace sits in the heart of South Bank, just a short walk from the Knavesmire and the ever-popular Bishopthorpe Road, known for its independent cafés, shops and restaurants. It's a location that consistently appeals to first-time buyers, downsizers and those seeking a strong long-term investment.

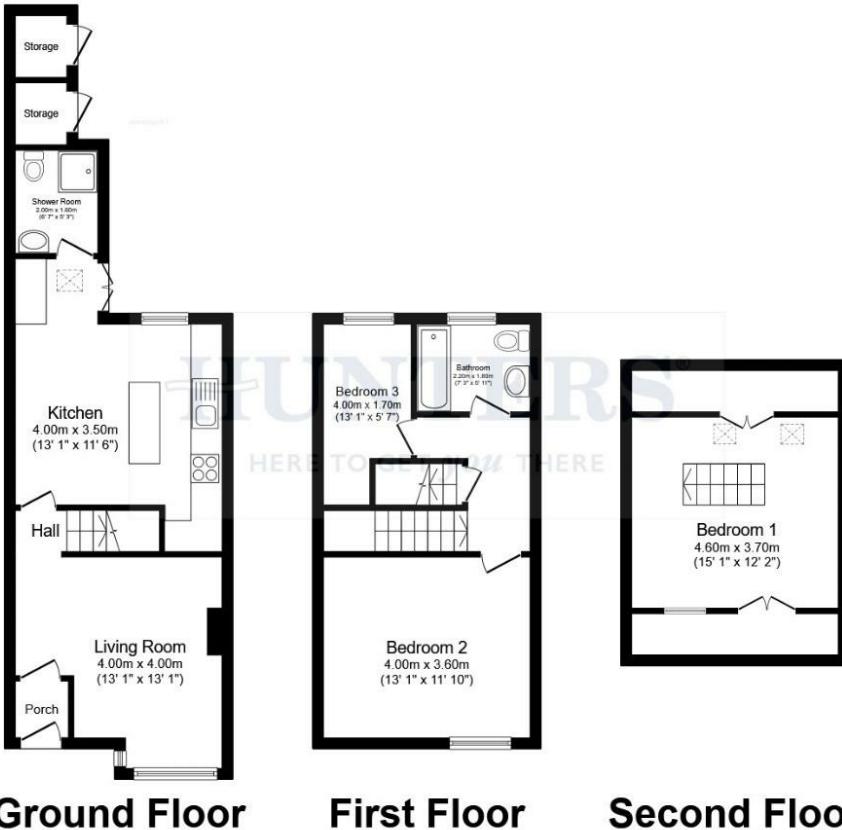
The property opens into a useful porch with space for coats and shoes, leading through to a generous living room with a feature chimney breast and alcoves. The kitchen sits at the rear and has been thoughtfully designed with a central island and integrated appliances including a fridge, freezer, oven and microwave. A separate utility area provides space for a washing machine and leads to the ground-floor shower room with WC and wash basin.

On the first floor are two well-proportioned bedrooms and a smart house bathroom. The second floor is home to a further spacious bedroom with excellent natural light and under-eaves storage.

Outside, the landscaped courtyard garden offers two brick-built storage sheds, rear access and a brick-built garden oven — an ideal spot for relaxed outdoor dining and entertaining.







Total floor area 88.7 sq.m. (955 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		86
(69-80)	C		75
(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.