



## Wharncliffe Drive, , York, YO30 4WB

- No Onward Chain
- Conservatory
- Ground Floor W.C
- Ensuite
- Double Garage
- Council Tax Band D

**£375,000**



# Wharncliffe Drive, , York, YO30 4WB

## DESCRIPTION

A well maintained, three bedroom detached home in a popular residential location offering convenient access to Clifton Moor retail park and the outer ring road.

Upon entering the property there is an entrance hall with ground floor W.C and stairs to the first floor.

The lounge is found to the front of the property and has a feature fireplace creating a focal point to the room.

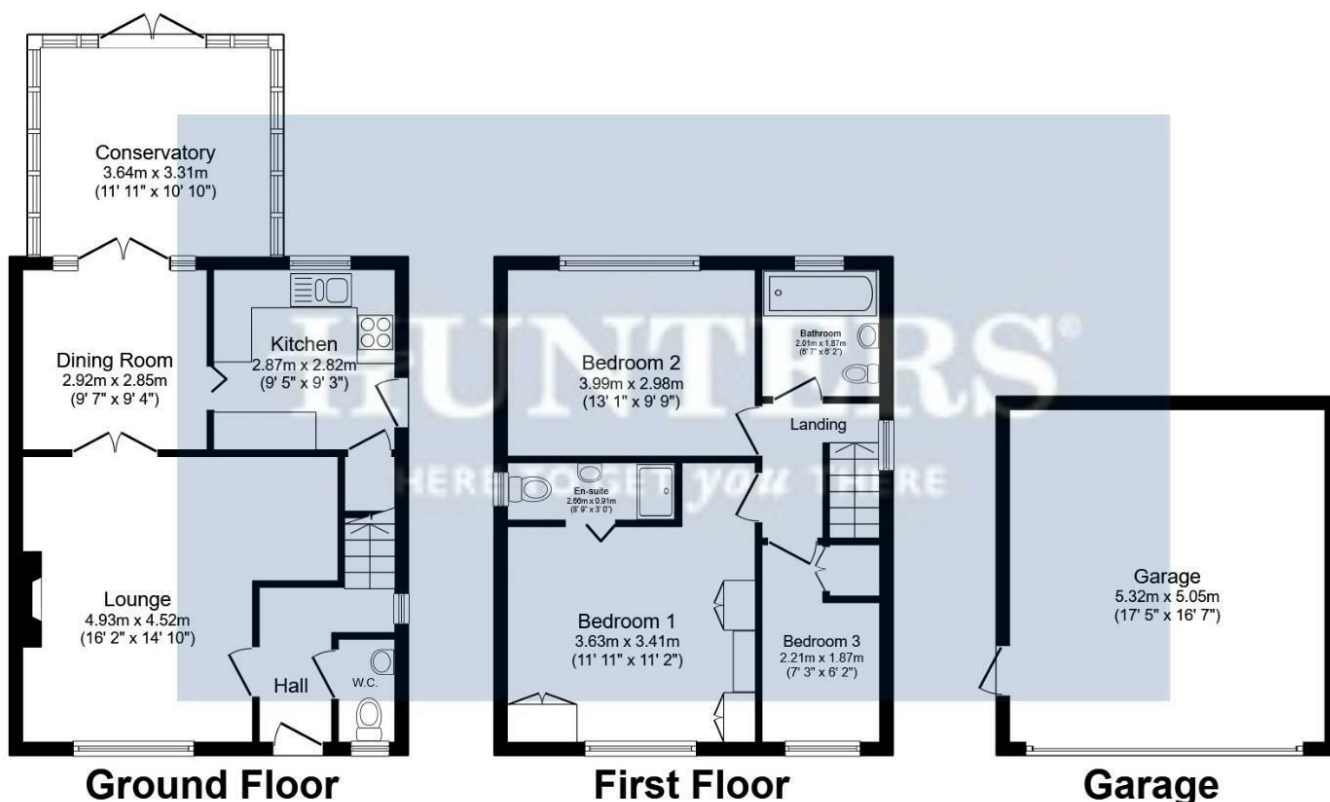
Beyond the lounge is the dining room which in turn leads through to both the conservatory and kitchen. The kitchen offers a range of base and wall units with space and plumbing for free standing appliances.

The first floor comprises three bedrooms, the main with ensuite shower room and the family bathroom completes the internal accommodation.

Externally there is a paved driveway to the front leading to the double garage. Gated access leads to the rear garden which is mainly laid to lawn with a patio seating area and side access to the garage.







Total floor area 127.0 m<sup>2</sup> (1,367 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).

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### Viewings

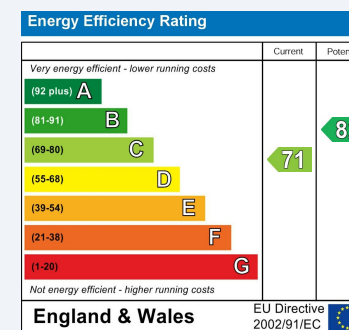
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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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