



WISHART
ESTATE AGENTS

135 Westfield Place
York
YO24 3HN

£260,000

- Extended family home
- Four bedrooms
- Three reception rooms
- Guest room en suite
- Utility room
- Front and rear garden
- Detached garage
- Off street parking



Situated in a popular area to the west of York and offering a surprising wealth of accommodation, this traditional semi-detached property has been extended to offer four bedrooms and three reception rooms. Set back from the road side and overlooking a green, the property benefits from a garage and off road parking alongside a well presented lawned, rear garden.

Through a timber pedestrian gate, a stepped path leads up to the front of the property, passing a raised gravel front garden with mature shrubs. The uPVC front entrance door leads into the spacious hallway, typical of this age of property. A stone effect tiled floor and an oak effect radiator cover are classic yet modern features, in keeping with the style of the property.

Forming part of the extension, the family room is situated to the front of the property with a large uPVC window making the room bright and airy. From the family room, a handy utility room has been added, with modern white wall & base units to compliment the kitchen and space for an under counter washing machine. A uPVC rear entrance door leads to the driveway and rear garden beyond.

From the hallway, the spacious dining room gives access to the kitchen and lounge. Glazed sliding doors separate the dining room from the lounge to create an open plan reception area. uPVC sliding doors to the rear garden allow for plenty of light into the dining room and in the warmer months can be opened to the decked seating area, ideal for al fresco dining.

The kitchen is stylish and well designed, providing ample space and storage. Fitted with modern, white wall and base units with walnut effect contrasting worktops over, the integral appliances include a dishwasher, full height fridge/freezer, a gas hob and electric oven with chrome effect extractor and splash back fitted above. Space is also provided for an under counter wine fridge, however this space also has plumbing for a washing machine. A stainless-steel sink unit and drainer is situated below the window overlooking the rear garden.

Situated to the front of the property and with a bay window allowing for plenty of light; the lounge is a cosy, welcoming room offering ample space for living furniture. The original, glazed tile fire place is now fitted with a multi-fuel stove with a timber mantle

over and stands as an elegant, central feature to the room.

From the dining room, the ground floor WC is fitted with a white two piece suite comprising; low level WC and hand basin.

The stair case leads to the first floor, split level handing. To the right, bedroom four forms the upper part of the extension and provides a bright and welcoming double bedroom with en suite shower room.

The vaulted ceiling within the bedroom, and the neutral, tasteful décor, washes the room with light. A window to the rear aspect looks out over the rear garden and school playing fields beyond.

The en suite shower room is fitted with a modern, white three piece suite comprising; low level WC, hand basin and waterfall shower unit with modern, feature tiling. As with the bedroom, the vaulted ceiling and opaque window fill the room with light and the walls and floor are fully tiled

From the main landing, the loft space is accessible via a hatch which is fitted with a fold down ladder, is boarded out and has a light.

Bedroom one is situated to the front of the property with a large bay window making the room bright and airy. Original features have been exposed and restored, including stripped wooden flooring, picture rail and cast iron, original fire place.

Bedroom two is a further good sized double, with the same stripped wooden flooring and picture rail as

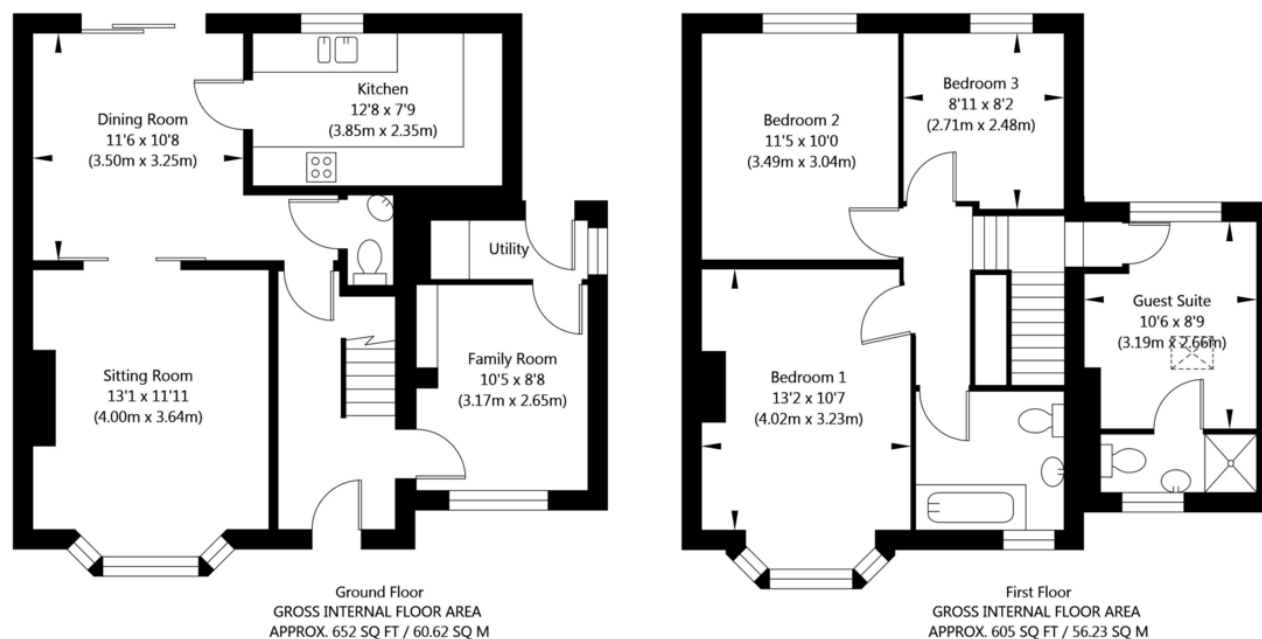
bedroom one. A window overlooks the rear garden and school playing fields beyond. Bedroom three is a good sized single bedroom also with a window to the rear aspect.

The spacious house bathroom is fitted with a white three piece suite, comprising; a low level WC, pedestal hand basin and shower over the panelled bath. Shelving built into the tiled walls provides storage space and an opaque window overlooks the front aspect.

Externally, the property benefits from a front and rear garden, driveway and detached garage.

An access road to the side of the property leads to the driveway, providing parking for two vehicles, and to the detached garage which is fitted with power and light.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1257 SQ FT / 116.85 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2019

COUNCIL TAX BAND

B

TENURE

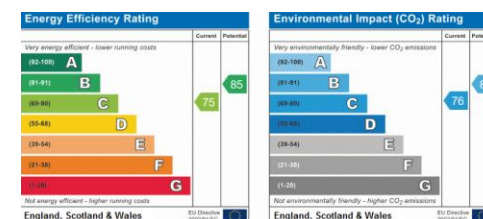
Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

From the York outer ring road (A1237) at the roundabout with Askham Bryan and Woodthorpe take the exit signposted for Acomb onto Askham Lane. Continue over the mini roundabout and along Askham Lane, turning left onto Westfield Place. Take the next right hand turn at the T junction and the property can be found on the far side of the green at the first cul-de-sac you reach. The property is identifiable by our For Sale sign.



OFFICE

Wishart Estate Agents
Wilton House
Station Road
Tadcaster
North Yorkshire
LS24 9SG

T: 01904 404558

E: info@wishartestateagents.co.uk

W: www.wishartestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As long standing members of both organisations, Wishart Estate Agents proudly comply with the code of practice of the [National Association of Estate Agents](#) and [The Property Ombudsman](#). Further information about [NAEA](#) & [TPO](#), our code of practice and consumer guides can be found on their websites.