



34 Whitestone Drive  
, York YO31 9HZ



**34 Whitestone Drive  
, York YO31 9HZ  
£285,000**

A traditional semi detached in the true sense of the word, with lots of scope to modernise and transform. Positioned in Huntington a short walk from Huntington Secondary School and just across from New Earswick Primary or Yearsley Grove school this is a great family home. You are minutes away from the shopping area of Monks Cross and the leisure facilities up there that include bowling, cinema, restaurants.....

Not only are you near local shops and amenities but you are only 13 minutes from the city centre.

The house offers no forward chain, above and beyond the basic accommodation space this house has a boarded loft and a larger than average garage on this neat plot. NO FORWARD CHAIN - Call now for a viewing 01904 631631

EPC Rating D  
Council Tax Band C

**Entrance Hallway**

UPVC door with top and side lights. Radiator. Under stairs cupboard housing boiler. Stairs leading to first floor.

**Lounge**

18'2 max x 10'5 (5.54m max x 3.18m)

Brick built fireplace and hearth.. UPVC bay window. Two Radiators.







### Kitchen

17'10 x 7'11 (5.44m x 2.41m)

Fitted with a range of high and low level units with coordinating worktops. Space and plumbing for washing machine. 1.5 sink and drainer. Built in oven with 4 ring gas hob and extractor over. Radiator. Two UPVC windows. UPVC door to the rear garden.

### First flooring landing

UPVC window. Radiator. Access to loft hatch with drop down ladder.

### Bedroom One

11'10 x 10'8 (3.61m x 3.25m)

UPVC bay window. Radiator. Built in storage cupboard.

### Bedroom Two

14'4 max x 10'5 (4.37m max x 3.18m)

UPVC window. Radiator.

### Bedroom Three

6'11 x 7'8 (2.11m x 2.34m)

UPVC window. Radiator.

### Bathroom

6'10 x 5'6 (2.08m x 1.68m)

Fitted with a three piece suite comprising; bath with shower over, toilet and wash hand basin. Opaque UPVC window. Radiator.

### Loft

A fully boarded loft with access via a drop down ladder. Velux and eaves storage. The space is laid with carpet and was used as a hobby room.

### Outside

To the front of the property is a walled gravelled garden with planting borders. The driveway offers ample off street parking and leads to the detached garage.

To the rear of the property is mainly laid to lawn with a raised patio area.

### Garage

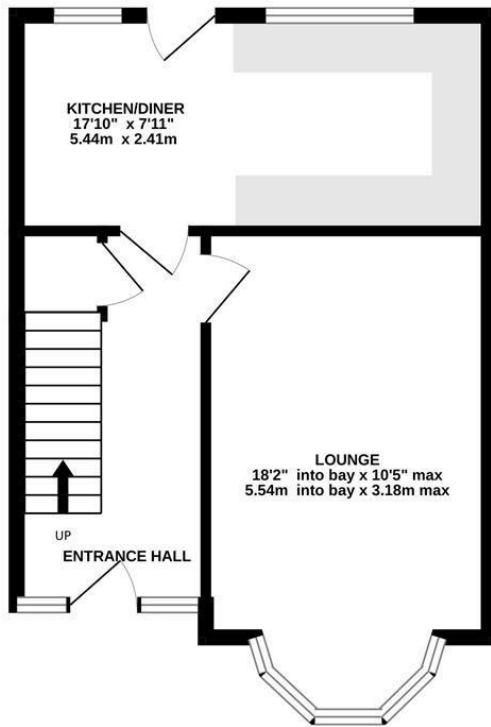
27'10" x 12'10" (8.5m x 3.93)

With power and light laid on. Up and over door and side door access. The garage has been split into two very useful and large spaces.

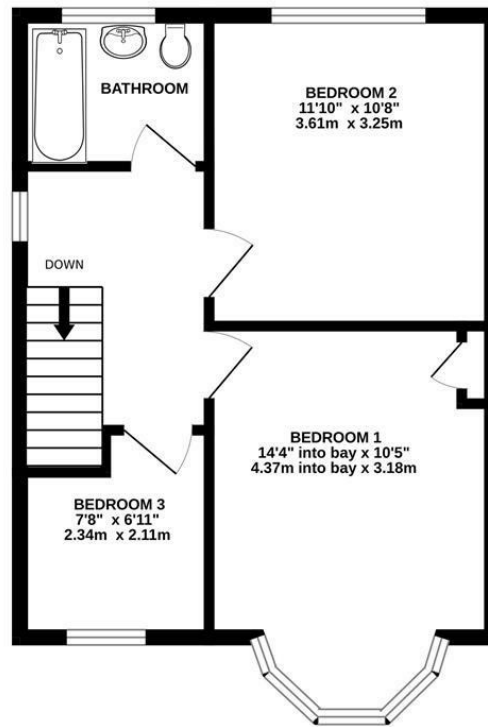
(8.3 x 3.73m internally.)



GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.

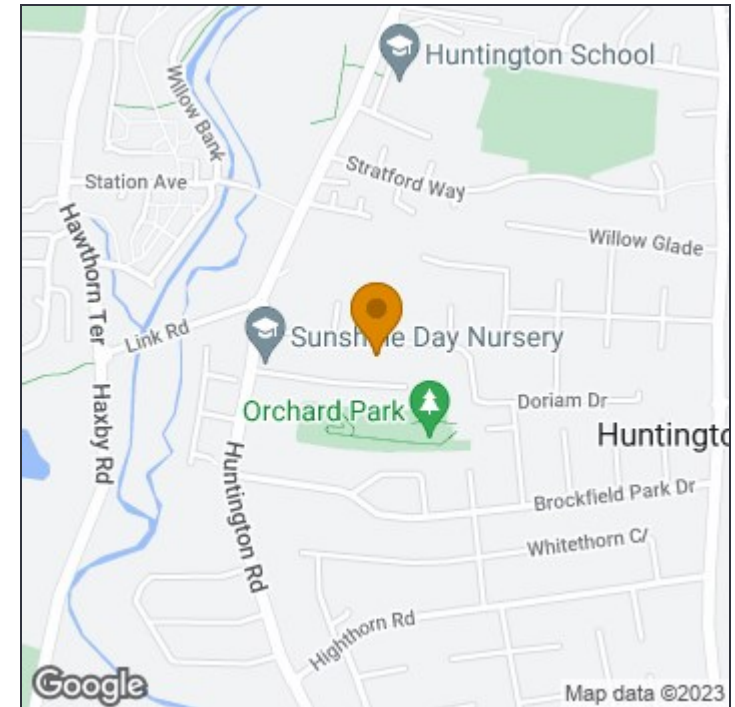


1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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