



## WONDERFUL PERIOD FAMILY HOME ON THE OUTSKIRTS OF YORK

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39 WETHERBY ROAD,  
YORK, YO26 5BU

Freehold



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**Freehold**

3 reception rooms ♦ kitchen breakfast room ♦ cloakroom ♦ master bedroom with en suite shower ♦ 4 further bedrooms ♦ bathroom ♦ garage and garden room ♦ garden ♦ EPC rating = D

### Situation

Wetherby Road is on the outskirts of York, ideal for commuting into the city centre or accessing the outer ring road (A1237) for the A59 and A64, making it a popular location for buyers who travel into the city and across the region for work.

A few minutes away is a Local Sainsburys and a sports club with cricket pitch. The Green is an area which offers a children's play park, a pub, café, Indian restaurant and a new craft brewery, The Crooked Tap. Acomb offers a good range of amenities including a post office, library, church, independent shops, cafes, a supermarket, butchers, greengrocer, hairdressers, nurseries/crèches, pubs, dentist and doctors' surgery.

York is a hive of activity with an abundance of shopping facilities, restaurants, well regarded schools, York racecourse and 2 theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys to Kings Cross in under 2 hours.

### Description

39 Wetherby Road is an attractive period property dating back to around 1932, set within a leafy tree-lined road on the outskirts west of York.

On entering the property there is a welcoming entrance hall with period features and wood flooring, which leads through to the living room with a bay window and double doors that open up to the dining room with French doors opening on to the patio. In addition, to the front of the house is a useful study with bay window. The kitchen/breakfast room overlooks the garden and has an inglenook with a range cooker and original cupboards either side, offering plenty of storage space. To the first floor is the master bedroom with en suite shower room and four further bedrooms and a contemporary family bathroom.

There is a paved driveway with a single garage and garden room at the end. The north west facing garden is mainly laid to lawn with mature shrubs and trees along the border and a paved seating area at the end of the garden.

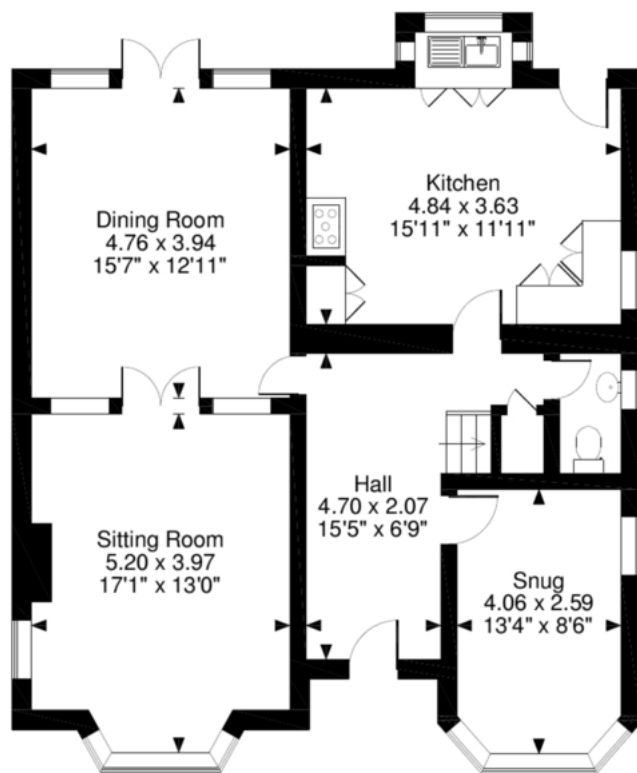
### Viewing:

Strictly by appointment with Savills

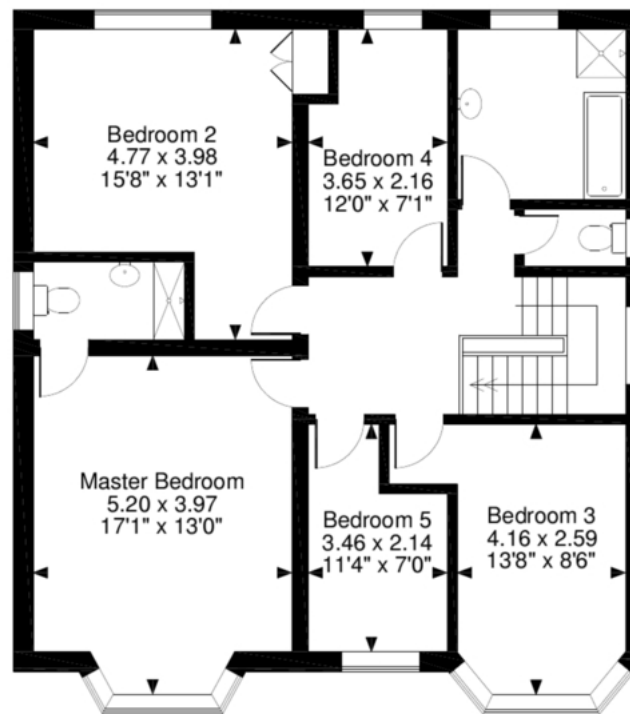




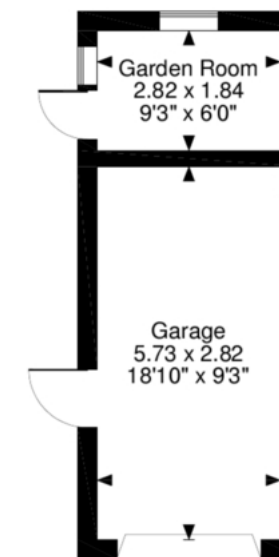
Main House gross internal area = 1,919 sq ft / 178 sq m  
 Garage gross internal area = 174 sq ft / 16 sq m  
 Garden Room gross internal area = 56 sq ft / 5 sq m  
 Total gross internal area = 2,149 sq ft / 200 sq m



Ground Floor



First Floor



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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