



Usher Lane, Haxby, York Price Guide £240,000

A substantial semi-detached home in this highly sought-after location. The property offers a great opportunity for a renovation project, benefiting from two generous double bedrooms and a large west-facing plot offering scope to extend subject to the necessary planning permission. The property is also crucially available for sale with no onward chain.



A uPVC door leads into entrance hall which leads into the sitting room and also has stairs up to the first floor living accommodation. The sitting room is spacious in size with a large bay window to the front elevation and an electric fireplace.

Through the sitting room is the dining room which is again of a good size and offers access into the conservatory which has French doors leading out to the rear garden.



The kitchen has both base and wall storage units with laminate preparation surfaces incorporating a stainless steel sink with drying area. The kitchen has an integrated Belling gas oven as well as space for a washing machine and fridge.

Stairs from the entrance hallway lead up to the first floor living accommodation which has two spacious double bedrooms and the house bathroom. The house bathroom has part tiled walls and comprises a three-piece suite including bathtub with shower over, WC and wash hand basin.



To the outside, the property has a large west facing rear garden which is predominantly laid to lawn. There is also a greenhouse and garage for storage.

At the front of the property is a stone flagged, low maintenance garden and ample off street parking.

It is therefore, as agents, that we strongly recommend an internal inspection.



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: D

Council Tax: B - City of York

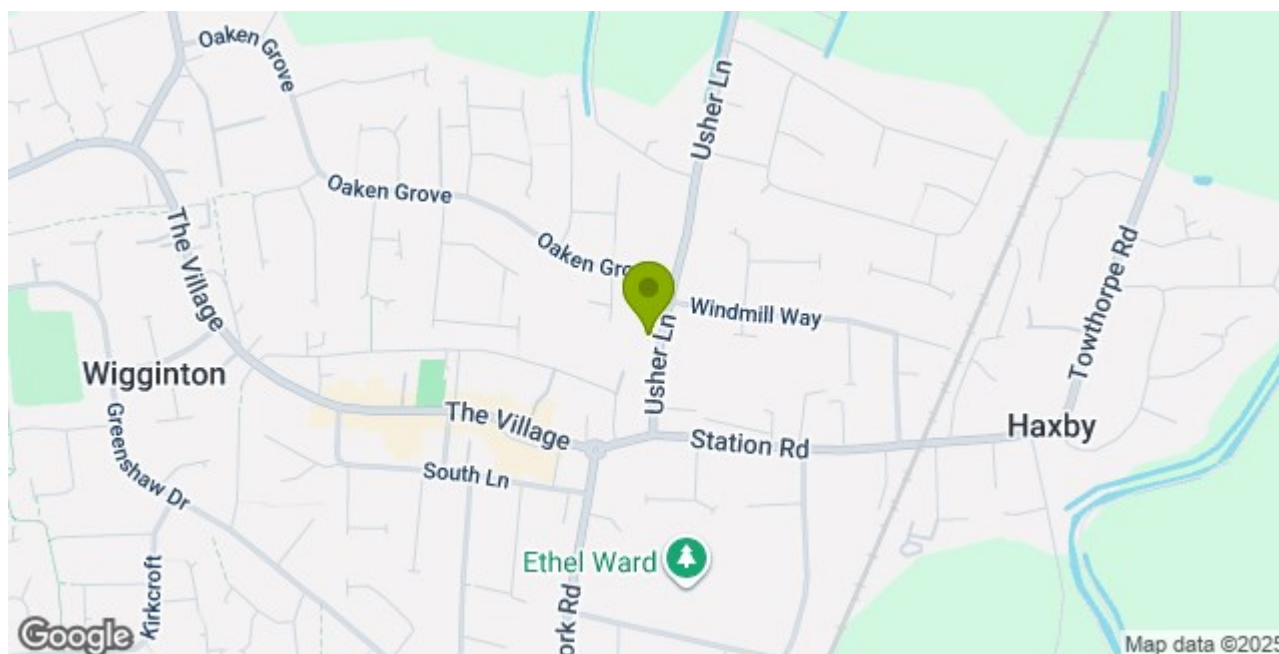
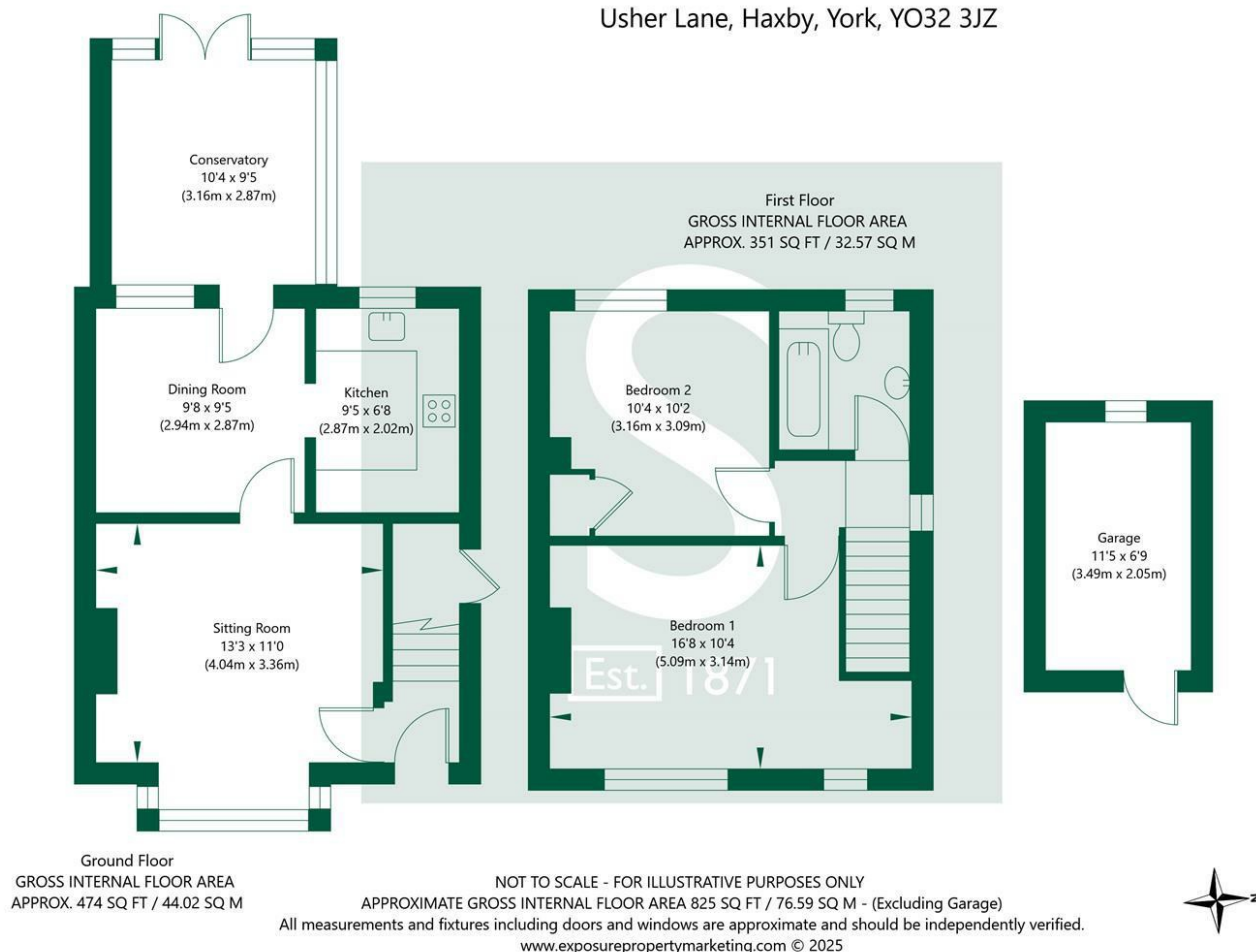
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 809900



*Download speeds vary by broadband providers so please check with them before purchasing.

Usher Lane, Haxby, York, YO32 3JZ



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