



Algarth Road, York, YO31 1HA

- NO ONWARD CHAIN
- OVER 2200 SQ FT
- SEPARATE HOME OFFICE
- EPC RATING C
- POTENTIAL ANNEXE
- SOUGHT AFTER LOCATION
- UNIQUE OPPORTUNITY
- COUNCIL TAX BAND F

£475,000



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DESCRIPTION

A unique four bedroom detached property in a sought after location just off Stockton Lane.

Measuring over 2200 sq. ft. this property offers a significant amount of space and good level of flexibility to be used in a way to suit any prospective buyer.

The property is currently set up to have a self-contained annexe with its own kitchen, two reception rooms, bedroom, shower room and conservatory.

The other side of the property has a further kitchen, two reception rooms, three bedrooms and a shower room with separate W.C.

There is also a further, self-contained room that would be ideal for a variety of reasons such as home office or gym.

The property sits on a corner plot and offers generous gardens with a variety of trees and shrubs, there are also two separate driveways providing ample off street parking.

This property is in need of a degree of modernisation and offers a unique opportunity for somebody to create a stunning family home.

Offered for sale with no onward chain viewing is highly recommended to truly appreciate all it has to offer.

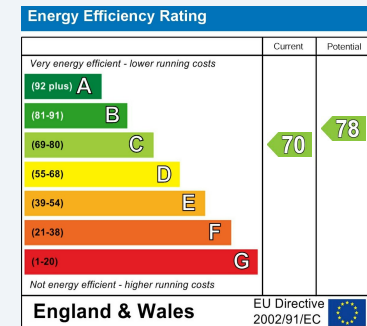






ENERGY PERFORMANCE CERTIFICATE

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.



Total floor area 212.1 m² (2,283 sq.ft.) approx
Restricted height 6.3 m² (67 sq.ft.)

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). Powered by www.focalagent.com

Viewings

Please contact 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.

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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