



## Thirlmere Drive, York, YO31 0LZ

- No Onward Chain
- Renovation Opportunity
- Generous Garden
- Potential To Extend (Subject to Necessary Permissions)
- Sought After Location
- Council Tax Band B

**£250,000**





# Thirlmere Drive, York, YO31 0LZ

## DESCRIPTION

Located in a popular residential area of York, this two-bedroom semi-detached home presents a fantastic opportunity for buyers looking to personalise a property. In need of full refurbishment, it offers a blank canvas with scope to reconfigure or extend, subject to the necessary permissions.

Thirlmere Drive enjoys easy access to Clifton Moor Retail Park, local schools and amenities, with excellent bus links and road connections to York city centre and beyond.

The current layout includes an entrance hall, lounge, kitchen, sunroom, two bedrooms and a bathroom.

Outside, there's a front garden with off-street parking and a generous rear garden ideal for future development.

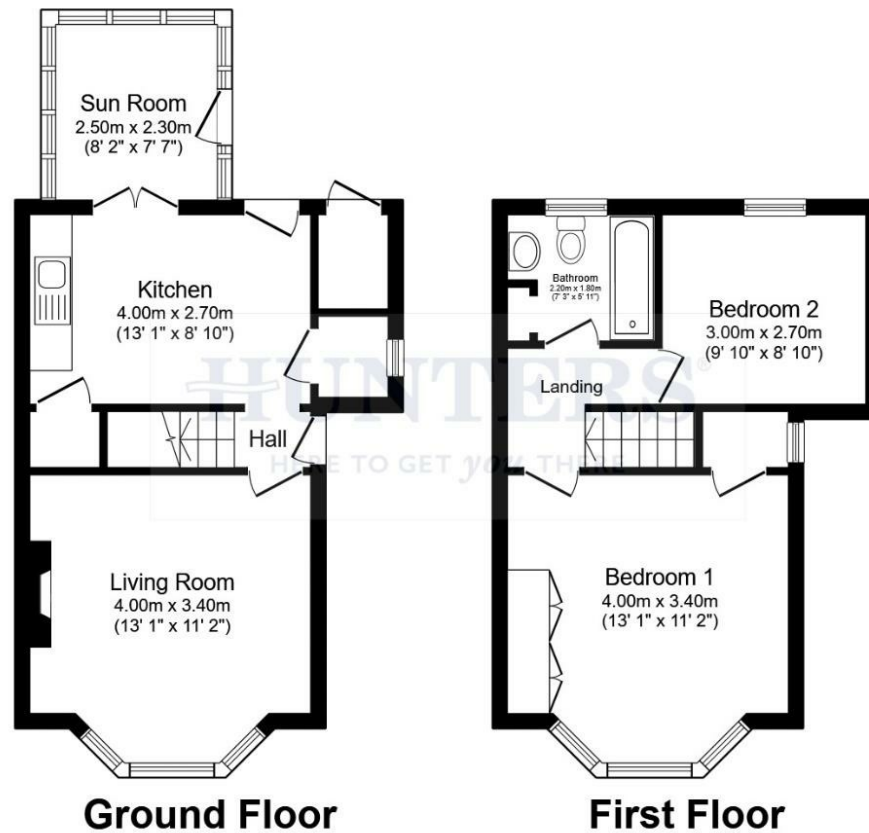
Offered with no onward chain.











Total floor area 71.7 sq.m. (772 sq.ft.) approx

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](http://www.focalagent.com)

### Viewings

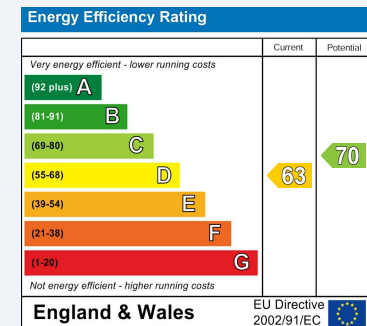
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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.