



Water Lane, York, YO30 6NF

- Private Garage & Rear Garden
- Two Bedroom House
- Excellent Access to York City Centre
- Chain-Free Sale
- Ideal for First-Time Buyers or Investors
- Council Tax Band B

£200,000



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DESCRIPTION

A two-bedroom mid-terrace property located in a popular residential area, offering excellent access to York city centre and Clifton Moor retail park. While the home would benefit from modernisation, it presents an excellent opportunity for buyers looking to add value and personalise a space to their taste.

The property features a lawned front garden with a path leading to the entrance. Inside, the hallway provides access to the staircase and main living areas. The front lounge opens to the kitchen and dining area with a range of wall and base units. A rear door leads out to the garden, which is also laid to lawn and leads to the separate garage.

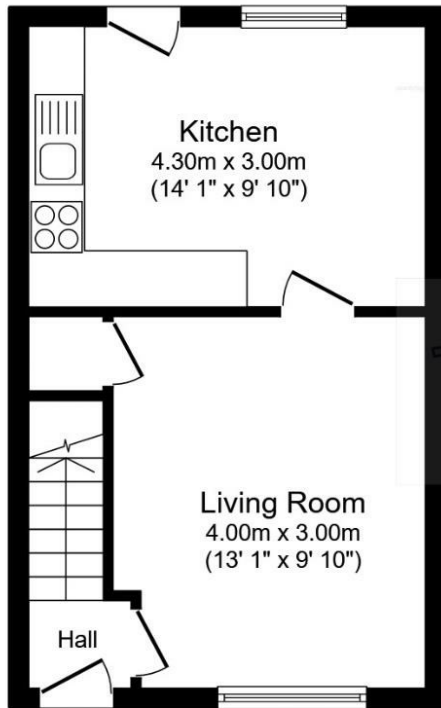
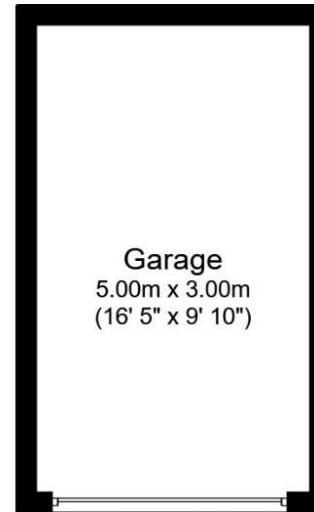
Upstairs, there are two bedrooms and a family three-piece bathroom.

With scope for improvement throughout, this property is ideal for first-time buyers, investors, or anyone seeking a project in a well-connected location.

Early viewing is recommended for this chain-free property.





HUNTERSHERE TO GET *you* THERE**Ground Floor****First Floor****Garage**

Total floor area 74.7 sq.m. (804 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

Viewings

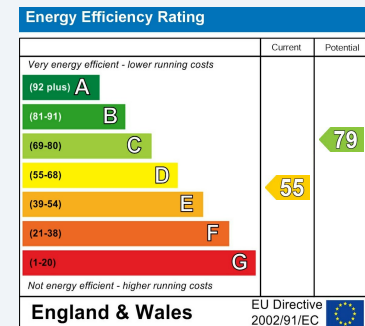
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



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