



Brecks Lane, Huntington, York Offers In Excess Of £800,000

DEVELOPMENT OPPORTUNITY

Fantastic opportunity to acquire this 5 bedroom detached property in need of renovation and sat on just under an acre of land in an ideal location for residential development subject to the correct planning permissions.



The Property

The property, which is in need of a thorough programme of modernisation, is entered via a solid wood panelled front door into an entrance hall with WC and a separate wet room. The central entrance hall gives access to all the ground floor rooms and has stairs to first floor accommodation. The ground floor briefly comprises a large spacious sitting room, large dining room, garden room, utility room and kitchen.



To the first floor are 5 bedrooms and 2 bathrooms. The master bedroom is an extremely large double room to the rear elevation with bedrooms 2, 3 and 4 also well proportioned double rooms. Bedroom 5 completes the bedroom accommodation and is a smaller double room or large single room. Both the house bathroom and shower room are well proportioned but in need of refurbishment.

The property itself benefits from a well proportioned rear garden which is mainly laid to lawn and has separate access into the site via it's own driveway.

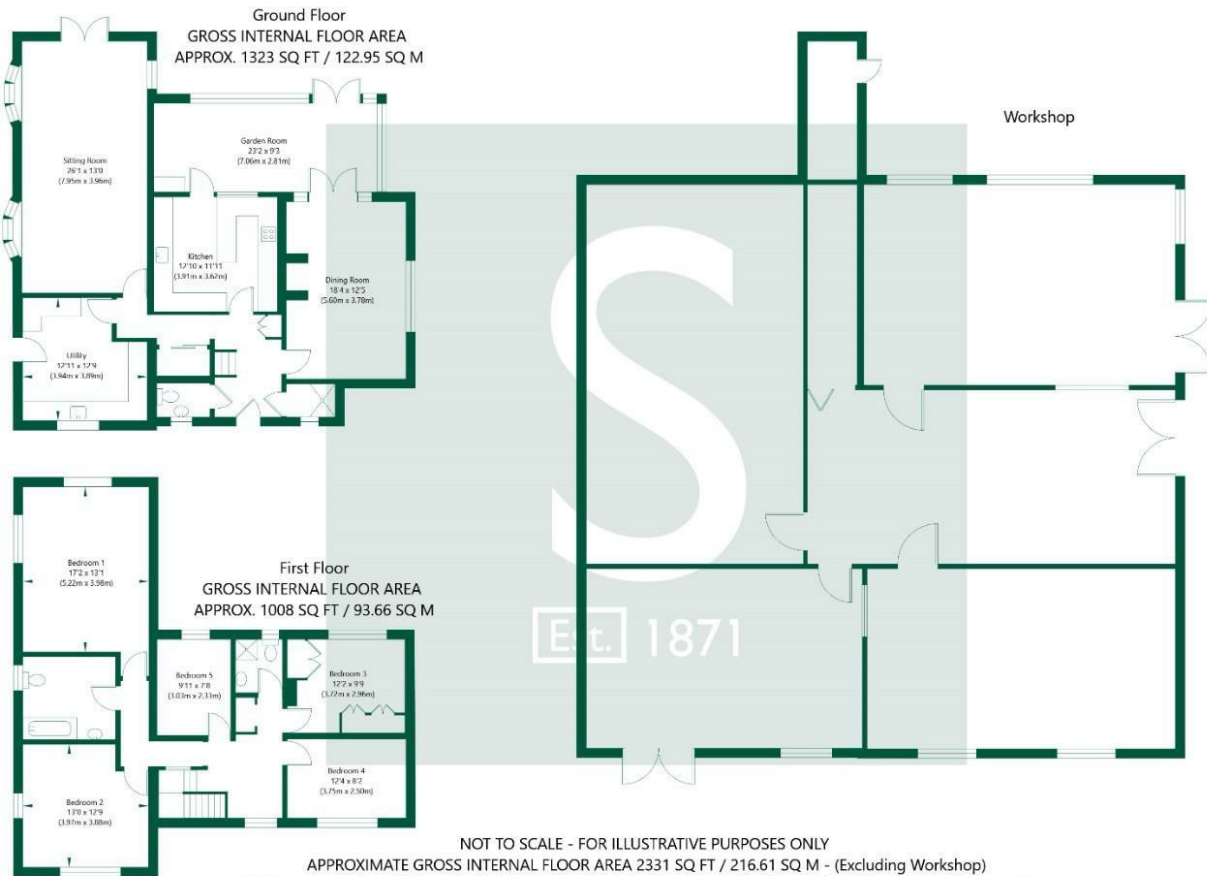


The Site

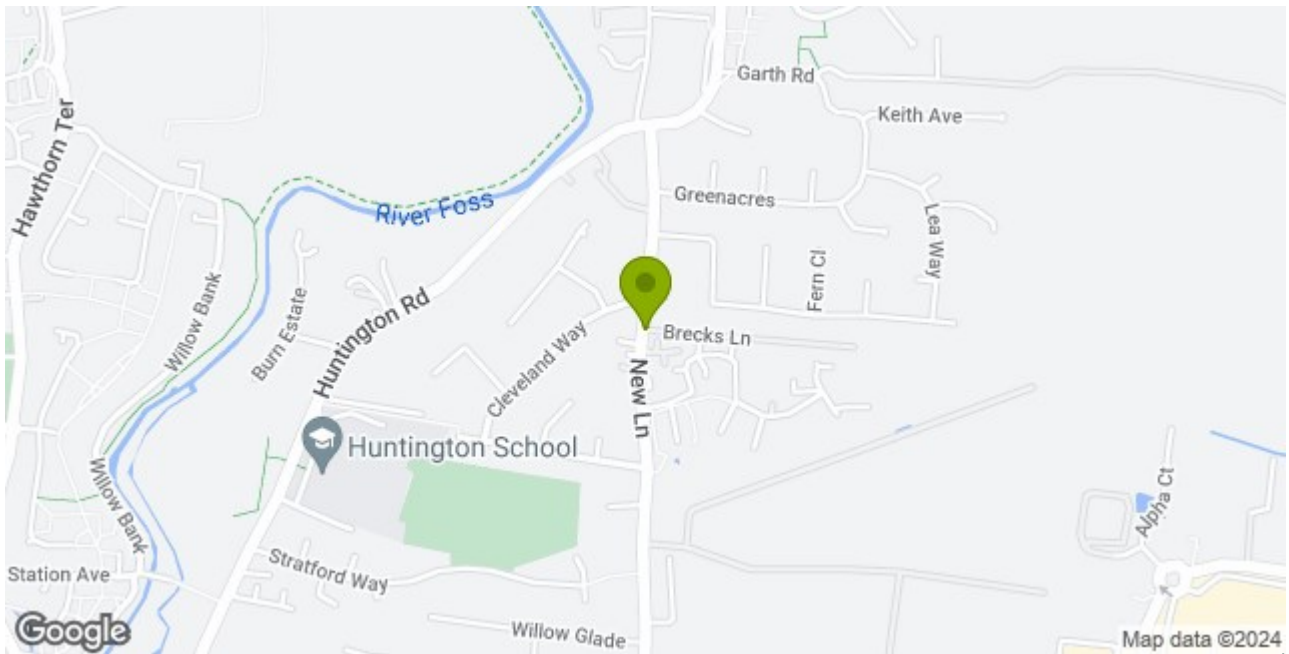
The site in total is just under an acre in size, and accessed from Brecks Lane. On the site currently is the 5 bedroom property detailed above, a large circa 3,000sqft workshop as well as two stables.



Brecks Lane, Huntington, York, YO32 9NP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2331 SQ FT / 216.61 SQ M - (Excluding Workshop)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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