



Beech Grove, York £275,000

**** NO ONWARD CHAIN ****

A traditional semi detached house, which offers huge scope for further expansion and improvement, with elevated roof top views, and being offered for sale with vacant possession.



Accommodation

An ideal opportunity for professional couples and DIY enthusiasts to acquire this traditional semi-detached house which is being offered for sale with vacant possession and offers enormous scope for further expansion and improvement.

The property is entered via a uPVC framed double glazed front door into a reception hall with staircase leading to the first floor.

Located at the front of the house is a sitting room with a bay window to the front elevation with uPVC framed double glazed casements. The living room features an open fireplace set on a tiled hearth with matching surround. There is a television aerial point and ornamental picture rail.



The property's dining room is located at the rear and is currently set up as a second living room with a fitted electric fire set on a tiled hearth. The dining room also includes a television aerial point and enjoys an elevated aspect over the rear garden.

The property's kitchen has a range of built-in base units with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage and display cupboards with tiled splashbacks. The kitchen includes an electric point for cooking and plumbing for a washing machine, in addition to a built-in understairs pantry cupboard. A side courtesy door gives access outside onto the side pathway and the garden beyond.



The landing services all the first floor accommodation and includes a loft hatch and uPVC framed double glazed casement window to the side elevation.

Bedroom 1 is located at the rear having a double fronted built-in wardrobe and picture rail.

Bedroom 2 is a further double bedroom again with a picture rail with bedroom 3 being a generous single room located at the rear. All 3 bedrooms benefit from uPVC framed double glazed casement windows with the rear aspect enjoying an elevated roof top view.



There is a separate w/c in addition to a shower room which has a pedestal wash hand basin and walk-in circular shower unit with full height tiled surround. The shower room houses the water heater, and an electric heater.

To The Outside

The property is accessed directly off Beech Grove through a gated entrance onto a front driveway which provides off street parking.

The property's front garden is rectangular in nature being laid to lawn with side and rear herbaceous borders in addition to walled, fenced, and hedged lined boundaries.

A pathway continues down the side of the property with an adjoining wood chipped border and a built-in external store.

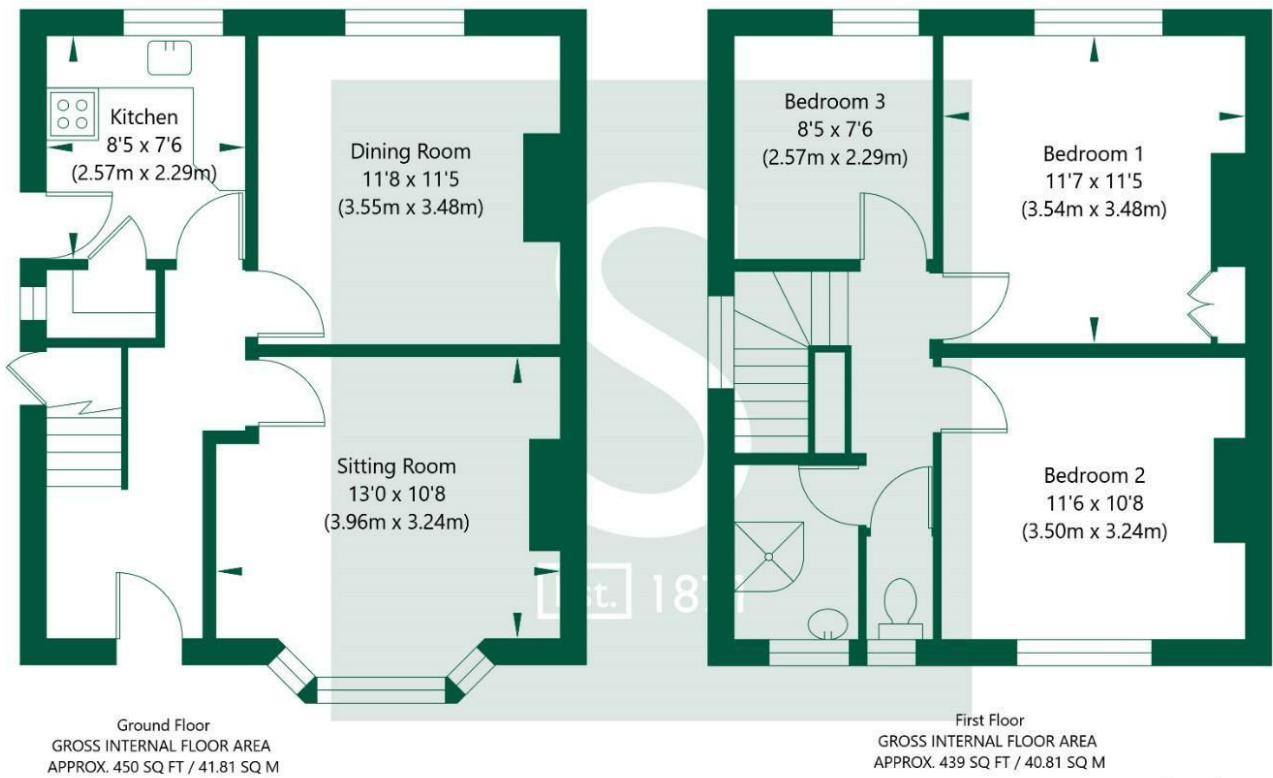
The property's rear garden is set over 2 levels and is extensively laid to lawn with herbaceous borders in addition to walled and fenced boundaries.

A timber built garden shed is included within the sale.

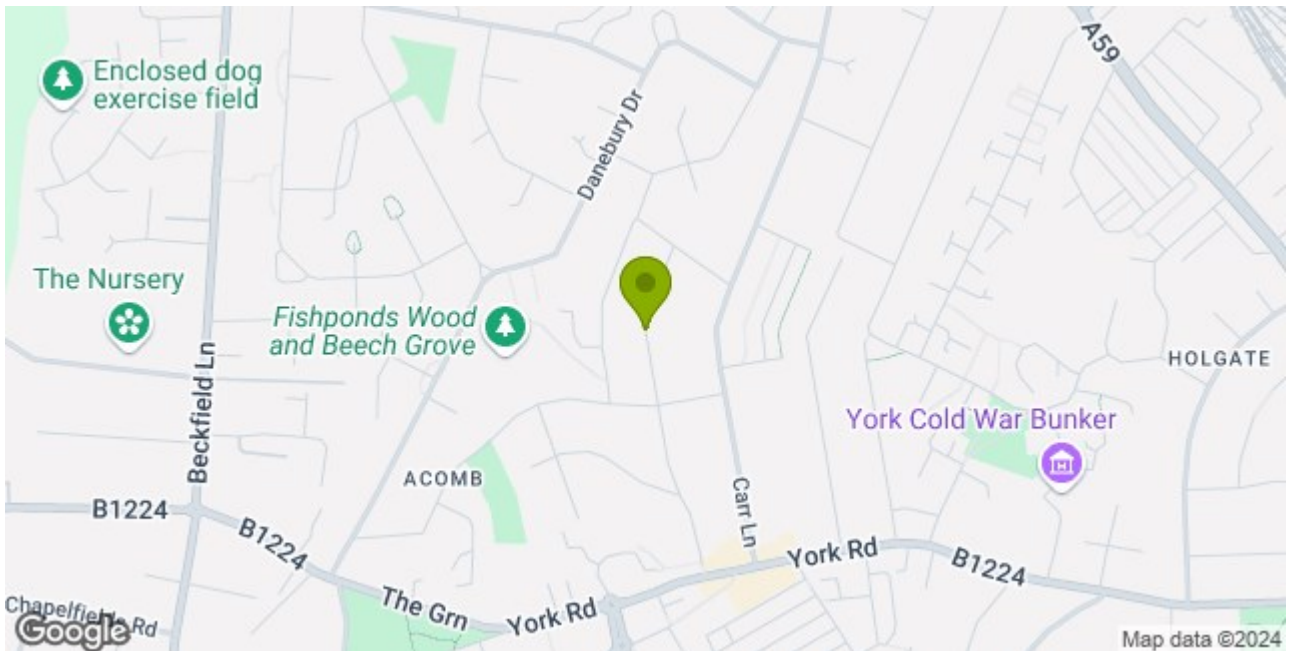
The property has huge potential for further improvement to create an ideal family home. An early inspection is strongly recommended.



Beech Grove, York, YO26 5LB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 889 SQ FT / 82.62 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Associates

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