

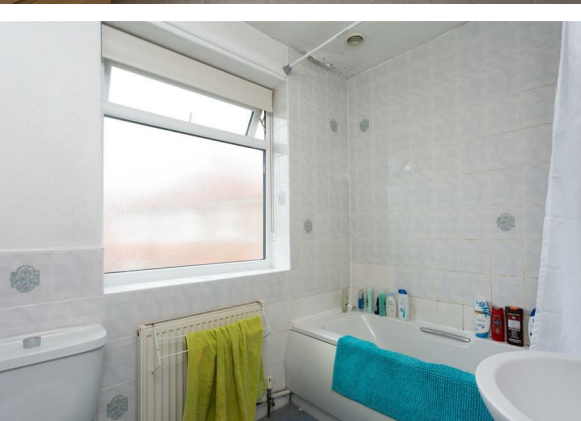


Hempland Drive, York Asking Price £525,000

**** NO ONWARD CHAIN ****

An ideal opportunity for Investors, Property Developers and families to acquire this 5/6 bedroom semi detached house which has been significantly extended and adapted into a house of multiple occupation.

The property sits on a generous corner plot position with ample off road parking, and is being offered for sale with no onward chain.



Accommodation

The property is entered from the front via a uPVC framed double glazed entrance door into a reception hall with staircase leading to the first floor accommodation with hand held balustrade and built-in under stairs storage cupboard. The hall includes a single radiator and thermostatic control panel.

The principal reception room is a spacious through lounge having bay windows to the front and rear elevation both with uPVC framed double glazed casements. The lounge features a living flame coal effect gas fire set on a marble hearth in addition to a television aerial point and double radiators.

Located at the rear is a breakfast kitchen having a range of built-in laminated base units to three sides with rounded edged work surfaces and inset stainless steel sink unit. There is a matching range of high level storage cupboards with ceramic tiled splashbacks. Included within the sale is a built-in AEG electric oven with four point AEG gas hob unit and extractor canopy. The kitchen provides plumbing for an automatic washing machine and a recess for a free standing fridge freezer unit. There is a fitted breakfast bar, radiator, and vinyl flooring.

Located off the kitchen is a rear lobby with uPVC framed double glazed side entrance door. The lobby also gives access to the converted garage which is currently used as a double bedroom being flexible in nature. The room has double fronted built-in wardrobes and a double radiator.

There is a downstairs cloakroom which currently has a two-piece white suite comprising a low flush W/C and bracketed wash hand basin with tiled splashbacks. The cloakroom houses the Vaillant gas fired central heating boiler and has a single radiator and vinyl flooring.

The first floor landing houses a built-in linen cupboard and loft hatch. There are five first floor bedrooms in total including bedroom one which is located at the front of the house and has a bay window to the front elevation.

Bedroom two at the rear also includes a bay window.

Bedroom three is located at the front of the house had has a wash hand basin set in a vanity surround. Bedroom five at the rear has range of three double fronted built-in wardrobes and all five first floor bedrooms benefit from radiators .

Finally, there is a house bathroom which has a three-piece suite comprising of a low flush W/C, pedestal wash hand basin and inset panelled bath with wall mounted shower attachment and full height tiled splashbacks. The bathroom also includes a single radiator and vinyl flooring.

To The Outside

The property occupies a corner plot position, being accessed directly off Hempland Drive onto a concrete front driveway which provides off-street parking.

Directly to the front of the property is a covered storm porch with quarry tiled base which steps out onto a rectangular front garden, which is laid to lawn with herbaceous borders with fenced and walled boundaries.

There is gated access to the side and rear garden, with the side garden again being extensively laid to lawn with surrounding fenced boundaries. A concrete hard standing supports a timber built garden shed which is included within the valuation.

The rear garden is triangular in nature, having a concrete patio directly to the rear elevation providing space for free-standing garden furniture. The patio steps out onto a further lawned garden, with central pathway and surrounding fenced boundaries. An outside water tap is located off the rear elevation

Crucially the property is being offered for sale with No onward chain for property investors, the dwelling is being used as a house of multiple occupation.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: D

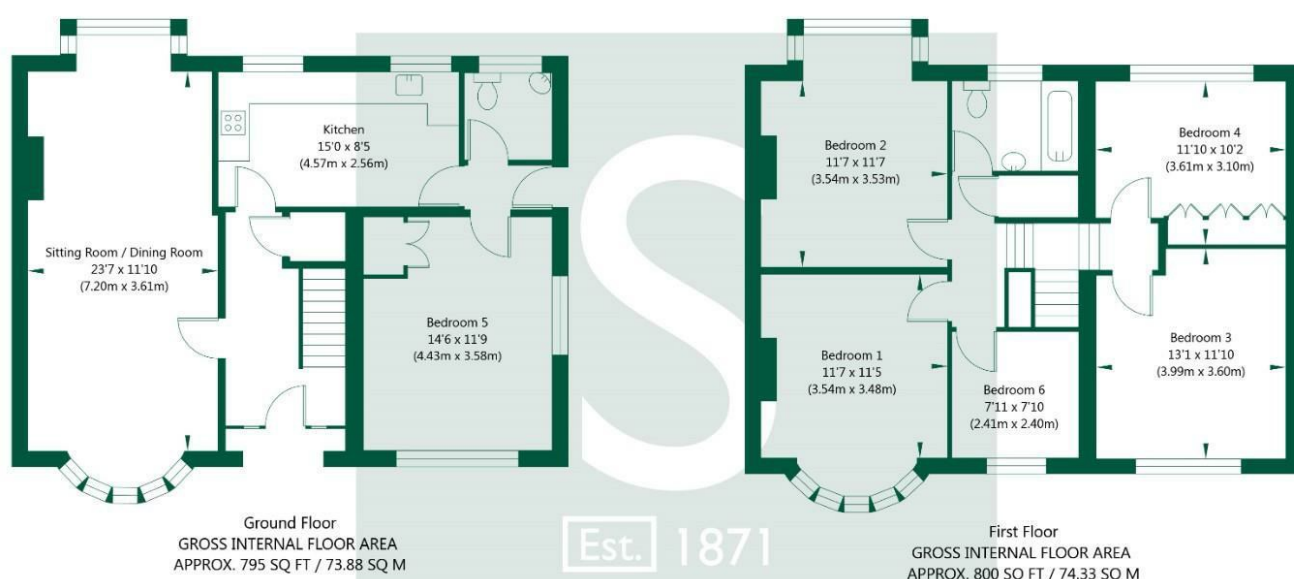
Council Tax: E - City of York

Current Planning Permission: No current valid planning permissions

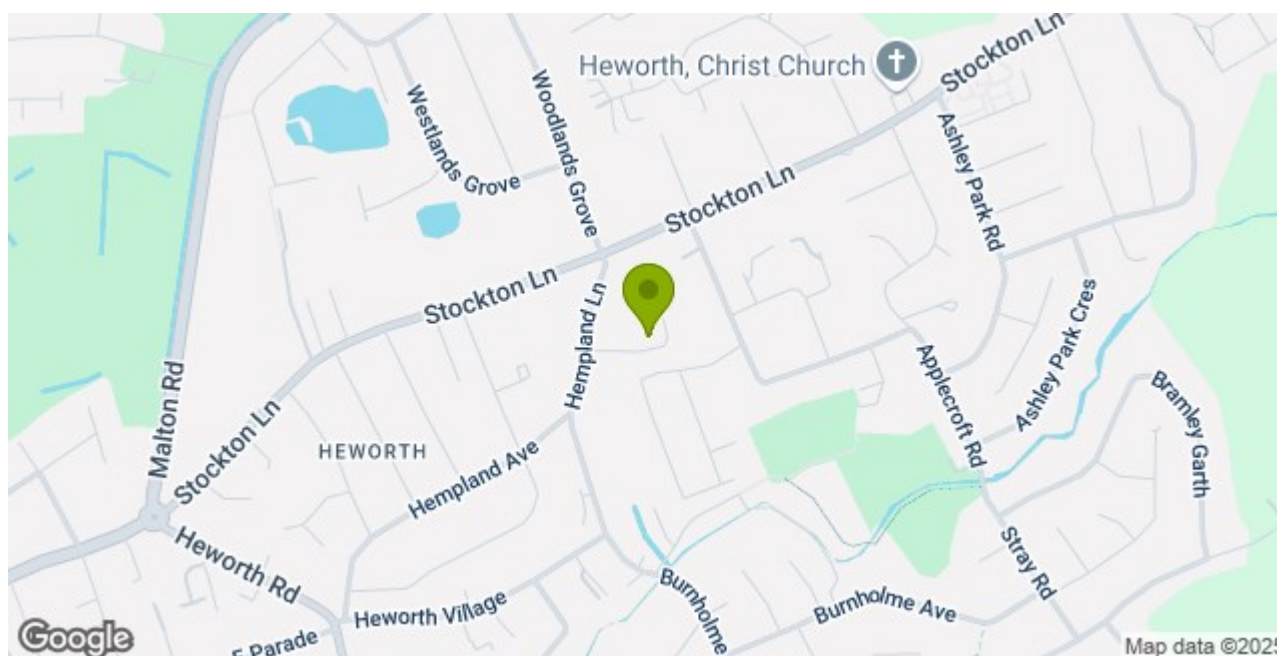
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Hempland Drive, York, YO31 1AY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1595 SQ FT / 148.21 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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