



The Spinney, York Asking Price £425,000

**** NO ONWARD CHAIN ****

A spacious detached bungalow situated within this revered cul-de-sac occupying a generous plot and being offered for sale with vacant possession. The property requires a program of modernisation and upgrading with enormous scope for expansion and improvement.



Accommodation

This property offers a rare opportunity with property developers and retirees to acquire this spacious, detached bungalow which requires a comprehensive programme of modernisation and upgrading; and is being offered for sale with both vacant possession and no on-ward chain.

Internally, the property is entered via an entrance porch having a uPVC framed double glazed front door and rear courtesy door leading out onto the gardens beyond.

There is a reception hall being L shaped in nature, with an electric storage heater, loft hatch and feature tiled flooring in addition to a double fronted built-in wardrobe with overhead cupboards.

The principal reception room is a spacious living room located at the back of the house having a fitted gas fire with tiled hearth and surround. uPVC framed double glazed windows overlook the rear garden with a rear patio door providing access. The living room also includes a television aerial point.

The property's kitchen requires a programme of modernisation and currently has a range of built-in base units with laminated worktops and inset stainless steel sink unit. There is a matching range of high level storage cupboards as well as gas and electric points for cooking, plumbing for a washing machine and built-in pantry cupboard and airing cupboard.

The property offers 3 bedroom accommodation, with 2 generous master bedrooms and a third single bedroom. All 3 bedrooms benefit from uPVC framed double glazed casement windows.

Finally, there is a house bathroom having an inset bath and pedestal wash hand basin, a heated towel rail and radiator. There is a separate toilet having a low flush W.C.

To The Outside

The property is accessed directly off The Spinney onto a front driveway which provides off street parking for numerous motor vehicles and which in turn gives access to the attached single garage having an up and over garage door, light and power.

The property's front garden is semi-circular in nature being laid to lawn. Adjoining the rear elevation is a flagged patio with secondary garage access and a built in coalhouse. The pathway leads down across the rear and side elevation of the property stepping out onto the L-shaped rear garden beyond.

There are two areas of lawn with continuous surrounding herbaceous borders. The rear garden is enclosed to all sides by fenced hedged and tree lined boundaries. An outside water tap is located off the rear elevation.

Property Information

Tenure: Freehold

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

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: F - Valid until 02.06.2035

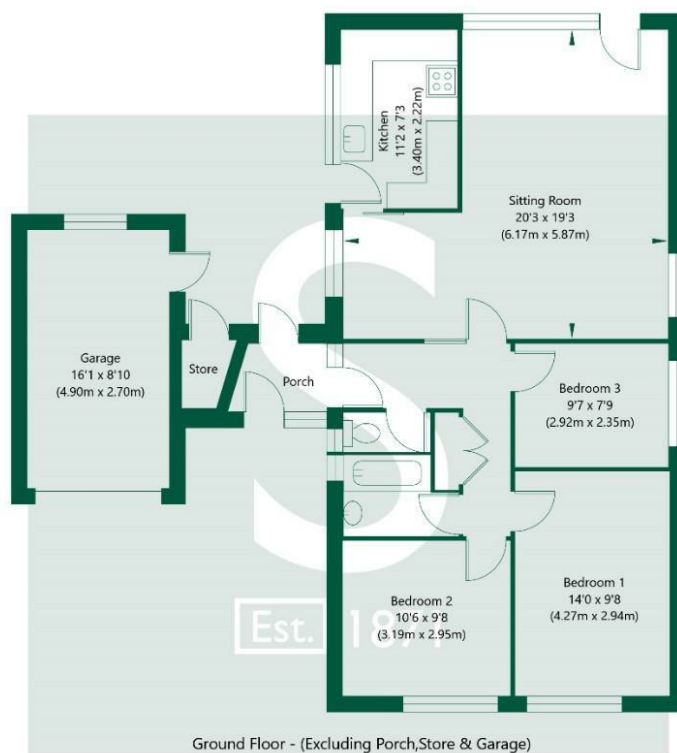
Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions

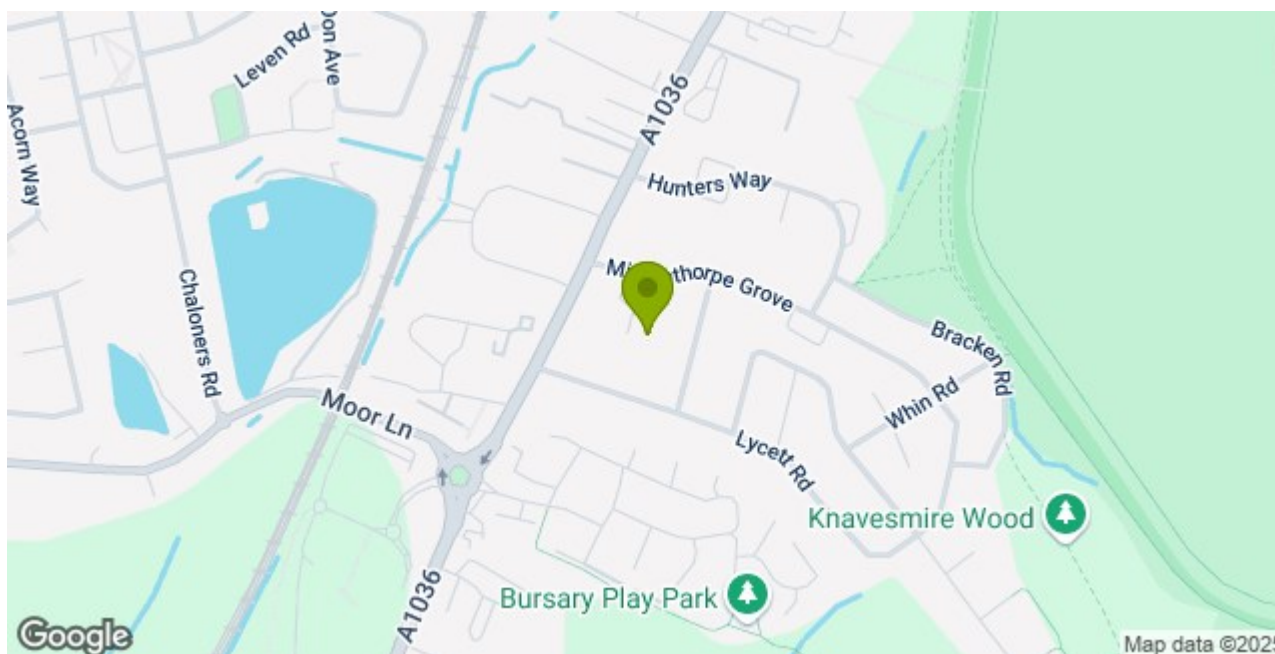
Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 625533

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

The Spinney, York, YO24 1JP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 843 SQ FT / 78.29 SQ M - (Excluding Porch, Store & Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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