



Queenswood Grove, York £245,000

Tucked away in the ever-popular location of Queenswood Grove, this attractive mid-townhouse offers a rare opportunity to acquire a much-loved home that has been in the careful stewardship of the same family for over three decades. Having been lovingly maintained throughout the years, the property now presents an exciting prospect for a new owner to place their own stamp upon it, with scope to modernise and improve to suit individual tastes and requirements.



From the moment you step inside, the house conveys a warmth and sense of care. The accommodation is both practical and well-arranged, perfectly suited to a variety of buyers, whether first-time purchasers seeking their initial home, young professionals desiring a project, or families looking to settle within easy reach of York's many amenities.



The ground floor offers a welcoming sitting room, bathed in natural light, and a generous dining kitchen, providing ample space for both everyday cooking and dining along with a rather useful walk in cupboard. To the first floor, there are three well-proportioned bedrooms together with a family bathroom.

Externally, the property enjoys a pleasant rear south-facing garden, ideal for relaxation, along with an outside w/c and to the front is a driveway providing off-street parking.



Set upon the border of Holgate & Acomb, both highly regarded areas of York, Queenswood Grove benefits from excellent local amenities, well-regarded schools, and easy access to the city centre, railway station, and major commuter routes.

This is a wonderful opportunity to acquire a home of genuine promise, ready to be shaped into its next chapter.

Property Information

Tenure: Freehold

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

Broadband Coverage: Ultrafast broadband available, up to 1000* Mbps download speed

EPC Rating: D

Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions

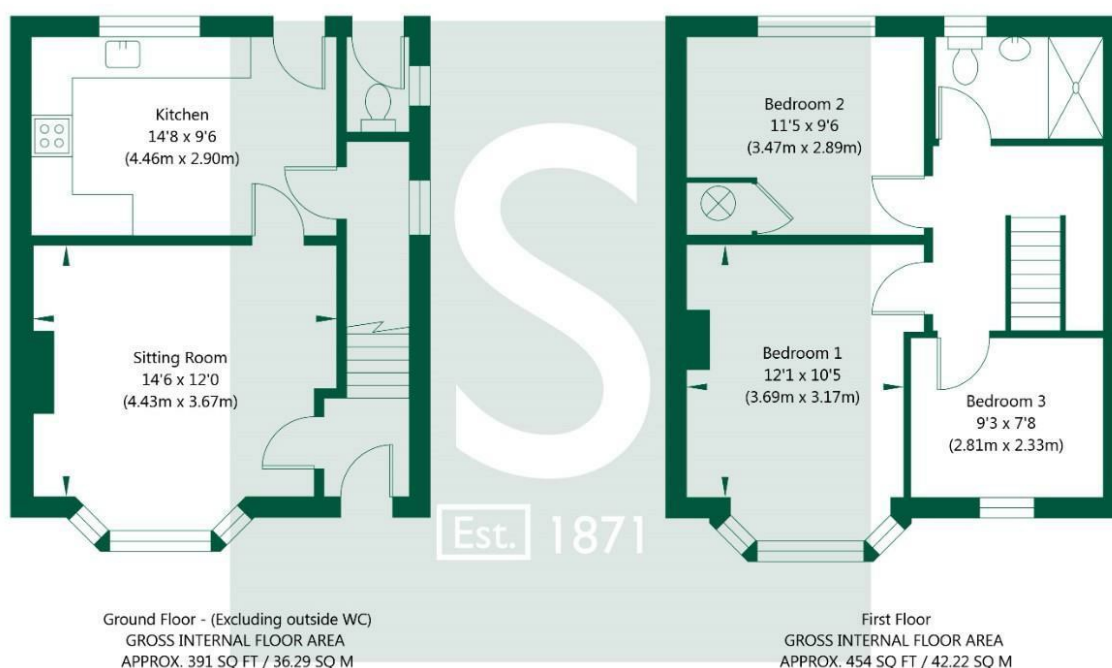


Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 625533

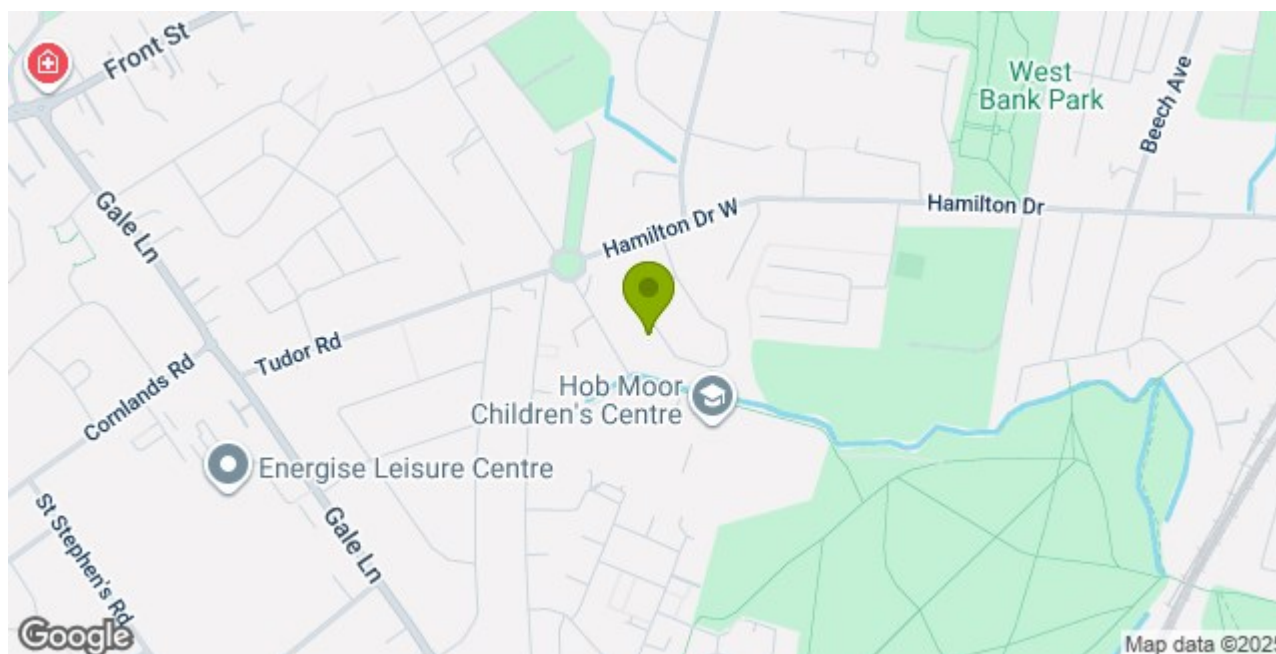
*Download speeds vary by broadband providers so please check with them before purchasing.



Queenswood Grove, York, YO24 4PN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 845 SQ FT / 78.51 SQ M - (Excluding outside WC)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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