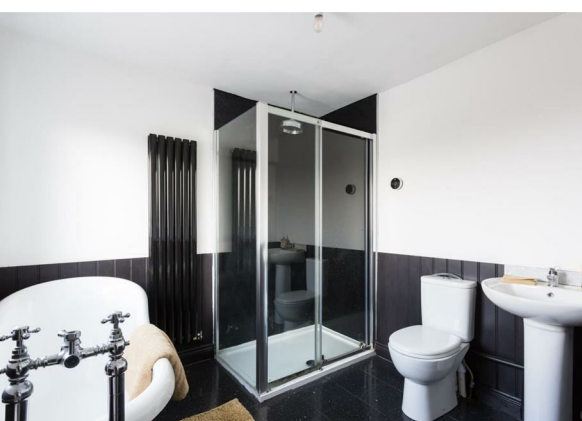




Development Site, Malton Road, York Asking Price £500,000

**** FOR SALE AS A WHOLE ****

A pair of spacious semi detached houses in addition to a substantial rear yard with previous detailed planning consent for the creation of 2 detached dormer bungalows.



Accommodation

A pair of traditional semi-detached properties offering spacious accommodation, fronting directly onto Malton Road with a substantial rear yard enjoying detailed planning consent for the creation of two detached dwellings.

Holmleigh is a two bedroomed property which has been comprehensively upgraded in the recent past featuring a superb open plan dining kitchen at the rear of the house, forming part of a skilful extension.

There are two separate downstairs reception rooms in addition to a utility room, and both first floor bedrooms boast ensuite bathrooms.

Fieldhouse is a three bedroom property with downstairs bathroom which requires a programme of modernisation and upgrading. There is a large kitchen and utility room at the rear in addition to a through lounge.

Once the development is complete both properties will enjoy a courtyard gardens. Currently there is off street parking at the front of the property.

Planning

By Decision Number 22/00406/FUL planning consent was granted for the erection of two detached dwellings, following the demolition of the existing outbuildings. A full set of electronic plans are available from the selling agent or through the City of York Council open access portal site. the planning consent has subsequently lapsed.

Sevices

Mains services of electricity and water are understood to be available to the site. Prospective purchases are advised to satisfy themselves that the appropriate connections can be made:

A. LOCAL AUTHORITY

City Of York Council
West Offices
Station Rise
York YO1 6GA
Tel. 01904 551550

B. FOUL DRAINAGE AND WATER

Yorkshire Water Services
PO Box 52
Bradford, BD3 7YD
Tel: 0345 1208 482

C. HIGHWAYS

North Yorkshire County Council
County Hall
Northallerton, DL7 8AD
Tel: 01609 780780

Tenure

We assume the tenure to be freehold for the purposes of this report and unaffected by any rights of way, wayleaves, covenants, or other legal restrictions.

Please note that we have not had sight of any title deeds or other legal documents and our valuation assumes that the above information is correct and accurate.

Viewings

Strictly through prior arrangement with the selling agent.

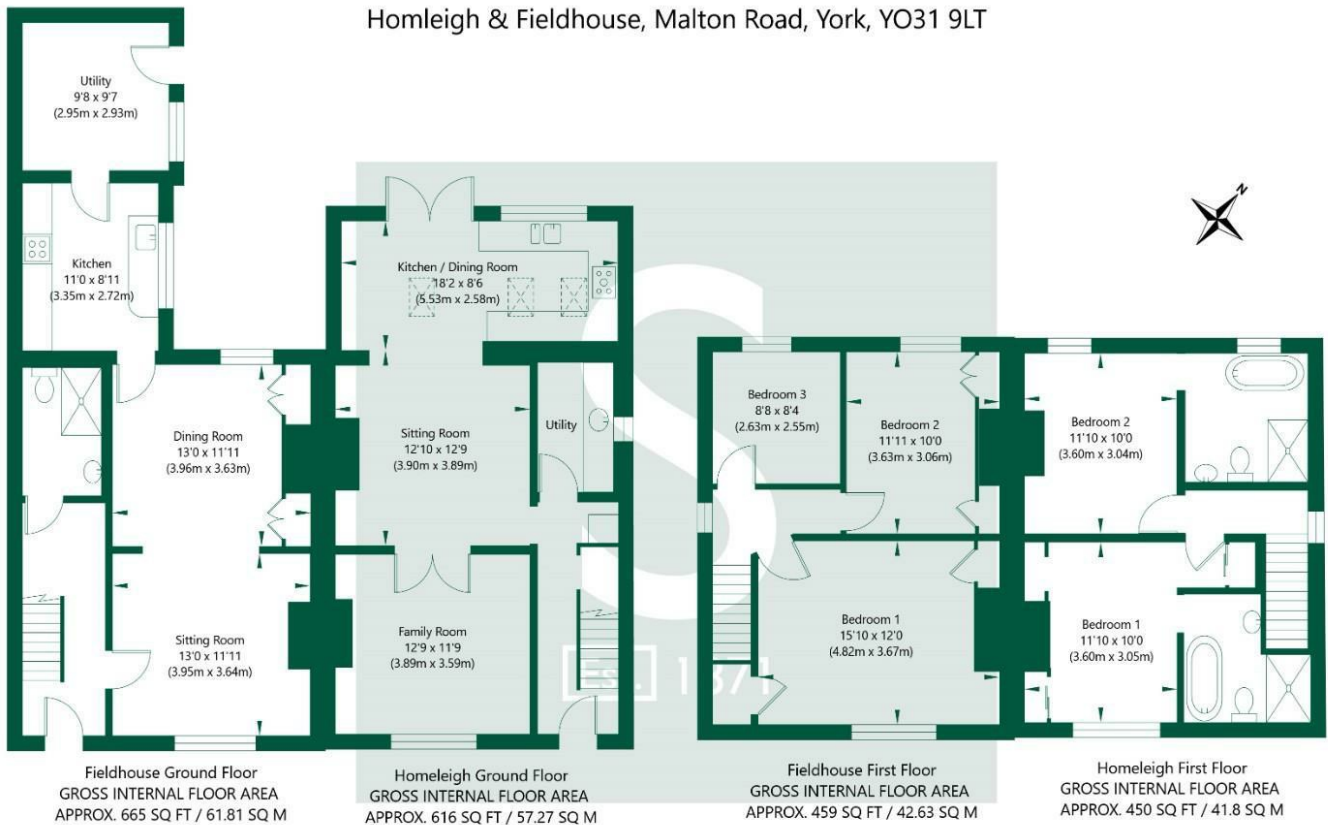
Mode of sale

Offers are invited for the freehold interest in the site subject to contract only.

Agents Note

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Homleigh & Fieldhouse, Malton Road, York, YO31 9LT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

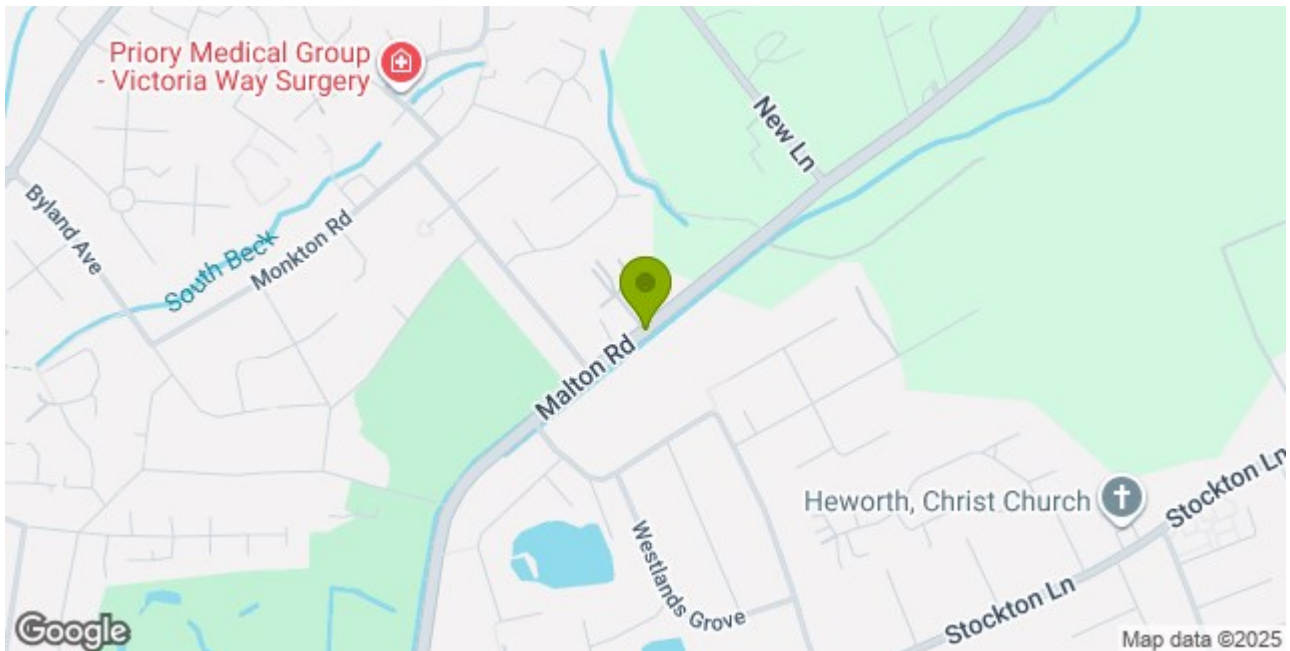
APPROXIMATE GROSS INTERNAL FLOOR AREA

Homeleigh - 1066 SQ FT / 99.07 SQ M

Fieldhouse - 1124 SQ FT / 104.44 SQ M

Total 2190 SQ FT / 203.51 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

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R L Cordingley BSc FRICS FAAV
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Associates

N Lawrence

