



Main Street, Little Ouseburn, York Guide Price £225,000

*** RENOVATION PROJECT ***

A 4 bedroom mid terraced house requiring a full programme of modernisation and upgrading, set within generous front & rear gardens, with two detached single garages, and being offered for sale with no onward chain.



Foreword

A 4 bedroom mid terrace property which is certain to be of interest to property investors and DIY enthusiasts, as it offers a great opportunity for a buyer to comprehensively upgrade, modernise and style the property to their taste. The property includes two single detached garages and is being offered with vacant possession and no onward chain.

Accommodation

The property is entered at the front via a wooden panelled door into the entrance hall with a central staircase leading to the first floor accommodation.

The sitting room is located at the front of the property and features a fireplace with cast iron basket grate set on a tiled hearth, and uPVC double glazed window to the front, overlooking the front garden and communal green area.



The property's kitchen/dining room runs full length of the property and features a stove set on a tiled hearth with red brick and timber beam surround. The kitchen requires full replacement and modernisation, there is currently a low level cupboard unit with integrated stainless steel sink and dish drainer, a high level cupboard unit above, a connection for an oven and hob unit, and a built-in under stairs pantry cupboard.

Leading off the kitchen is an enclosed brick built area with a separate toilet, shower room and store. An external wooden door gives access to the rear garden.

At the top of the staircase is a landing with a radiator, which leads off into a bathroom with white ceramic tile surround, a ceramic wash hand basin, a wall mounted metal towel rail, and a shower over the bath. Adjacent to the bathroom is a separate WC.



The principal bedroom is located at the front of the property and features a coal fireplace with cast iron basket grate, a built in wardrobe, and includes uPVC double glazed windows.

Also located at the front is bedroom 3 which features a built in wardrobe and access into an above stairs storage cupboard housing the hot water cylinder, and there is uPVC double glazed windows. Both bedrooms benefit from overlooking the well maintained communal green area to the front.

Bedrooms 2 and 4 are located to the rear of the property and include uPVC double glazed windows overlooking the rear garden and the allotments.



To The Outside

The property can be accessed via the front, down a shared concrete footpath off the communal green area which extends through an archway leading to the rear garden. The footpath runs adjacent to the front garden which is mainly laid to lawn with herbaceous borders to both the front and side, a further concrete footpath leads the front door which is enclosed by a brick porch.

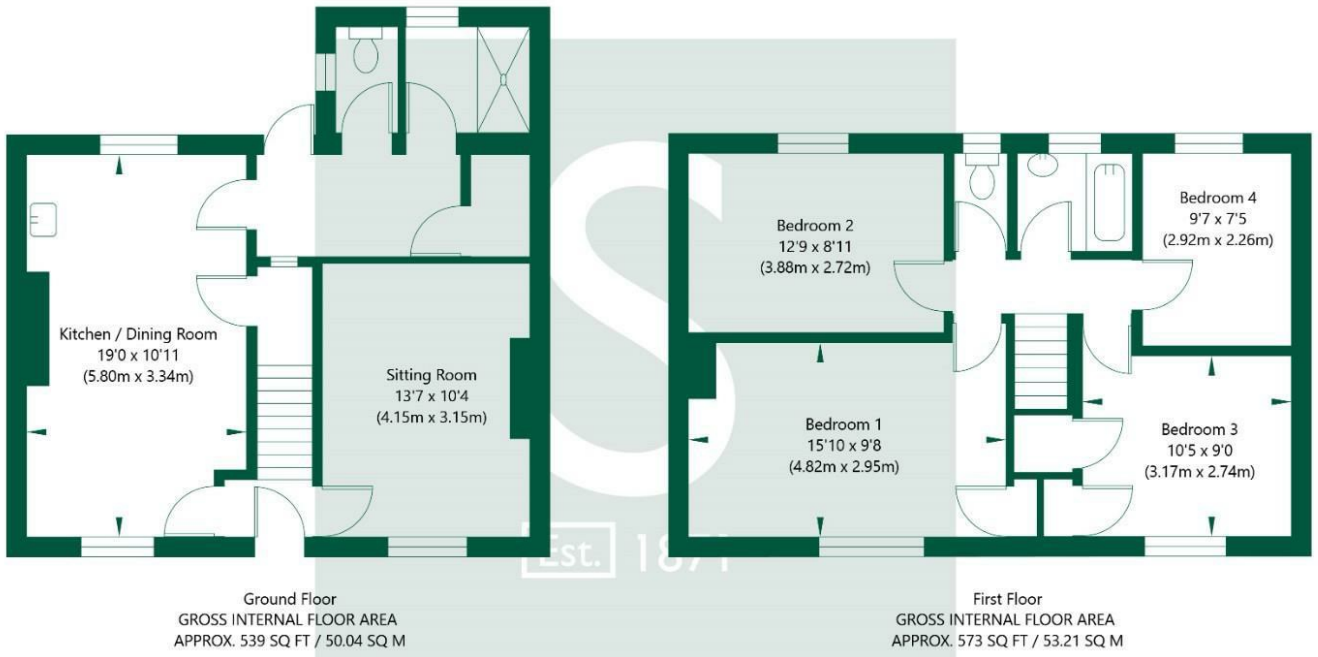
Alternatively, the property can be accessed from a shared driveway running along the rear of Broomfield Cottages providing residents with off street parking and access to their associated garages. This property includes two detached single garages with double timber doors to the front, and a flagged footpath leads between the garages into the rear garden which is laid to lawn with a herbaceous border to one side and a timber fence to the other.

Energy Efficiency

The property's current energy rating is F (38) and has the potential to be improved to an EPC rating of C (74).



Broomfield Cottages, Main Street, Little Ouseburn, York, YO26 9TE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1112 SQ FT / 103.25 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2024



Stephensons

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

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

