



100 Tedder Road,
York, North Yorkshire YO24 3JF

Guide Price £279,950


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PERSONAL AGENTS

Bishops Personal Agents offer for sale a fantastic opportunity to put your own stamp and style on this three bedroom detached bungalow, situated on a corner plot with ample gardens, in this very sought after suburb of Foxwood. This property has lots of potential to reconfigure and extend to the side if needed and will appeal to a multitude of buyers including young professionals, couples and those looking to retire and live in this popular location, within easy walking distance of local amenities including shops, schools and a Tesco superstore close at hand. The accommodation briefly comprises; Side entrance door to the hallway, with doors leading to the separate kitchen with a range of units and some appliances, a spacious bay fronted living room with a feature stone fireplace leads into the inner lobby, from where doors lead to three bedrooms, two with built in wardrobes, a modern shower room and a cloakroom completes this property. Outside to the front and side we find lawned gardens and driveway, providing ample off street parking, which in turn leads to the attached garage, just right for a car enthusiast or as a workshop. To the rear, the house enjoys an enclosed fenced garden area with a paved patio, perfect for outside entertaining. In summary, this superb bungalow provides an exceptional opportunity to secure a well presented home with lots of potential in a very popular location, with easy access into York and the surrounding areas.. Sold with no onward chain! An early internal viewing is a must!

Tedder Road, Foxwood is a popular development approximately 2 miles south of York City Centre. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Upvc entrance door, double glazed window to the side aspect, storage cupboard and radiator*... Doors leading to...

Kitchen

12' 1" x 7' 11" (3.68m x 2.41m)
Fitted kitchen with a range of wall and base units with matching work surface over, incorporating a drainer sink with mixer taps, electric cooker and grill*, 4 x gas hobs*, plumbing for a washing machine* and double glazed windows to the side aspect.

Living Room

20' 0" x 19' 0" (6.09m x 5.79m)
Double glazed bay windows to the front aspect, feature stone fireplace with gas fire*, tv point* and radiators. Doors leading to...

Inner Lobby

Doors leading to...



Cloakroom

4' 2" x 3' 4" (1.27m x 1.02m)
Low level wc and double glazed window to the side aspect.

Bedroom 1

12' 2" x 11' 10" (3.71m x 3.60m)
Double glazed patio doors to the rear aspect, built in wardrobes and radiator*.

Bedroom 2

12' 1" x 7' 6" (3.68m x 2.28m)
Double glazed windows to the side aspect, built in wardrobes and radiator*.

Bedroom 3

8' 10" x 7' 6" (2.69m x 2.28m)
Double glazed windows to the rear aspect, shelving unit and radiator*.

Shower Room

7' 6" x 4' 2" (2.28m x 1.27m)
White suite comprising: Corner shower cubicle with electric shower over*, pedestal wash hand basin, set in a vanity unit with mixer taps, double glazed window to the side aspect and radiator*.



Garage

18' 0" x 8' 5" (5.48m x 2.56m)
Up and over door, power and lighting. Window and door to the rear.

Outside

To the front of the property there is driveway providing ample off street parking, leading to the attached garage. The lawned gardens have hedged and open boundaries and gated access to the rear of the property, where we find enclosed fenced and paved patio area perfect for outside entertaining.

Agents Note

Epc rating TBA, Council tax band D.







Energy performance certificate (EPC)

100 Tedder Road YORK YO24 3JF	Energy rating C	Valid until: 24 October 2033
		Certificate number: 9337-7520-4309-0784-1226

Property type	Detached bungalow
Total floor area	73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

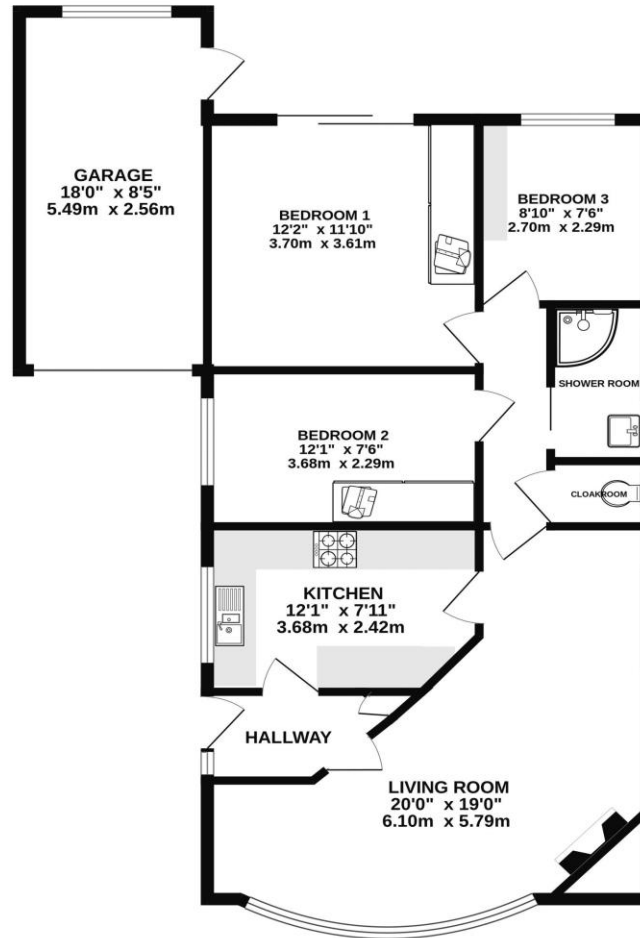
Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average

GROUND FLOOR
891 sq.ft. (82.7 sq.m.) approx.



100 TEDDER ROAD

TOTAL FLOOR AREA : 891 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.