





Main Street  
Askham Bryan, York  
YO23 3QS

Offers Over £475,000



Located in the popular residential village of Askham Bryan, which is positioned to the south of York, is this unique detached home set on a fantastic plot. Offering three bedrooms and plenty of living accommodation throughout, this property offers great potential for redevelopment and could be transformed into a wonderful family home. Offered with no onward chain, its a rare property that should not be missed.

Double fronted in design, the front door leads into the internal hall off of which two reception rooms are accessed. Both the dining room and living room offer built in storage and fireplaces, and the living room has been opened up to create a larger and brighter space. Conveniently there is a shower room and separate w.c on this level. Towards the rear of the property is the fitted kitchen which provides access to the rear porch. Beyond is a spacious garage (perfect for converting, subject to planning permission), and a bright and airy garden room.

On the first floor are three well proportioned bedrooms a bathroom and separate w.c..

Externally the property offers an exceptional rear garden that is mainly lawn but also comprises of beautifully kept flower beds, patio areas and a brick built store at the very end of the garden. Offering a south facing aspect, this garden is bathed in natural light throughout the day, To the side of the property is driveway parking for multiple vehicles.

A truly wonderful property set within a quiet and popular village. Offered with no onward chain, early viewing is highly recommended.

Council Tax Band- E







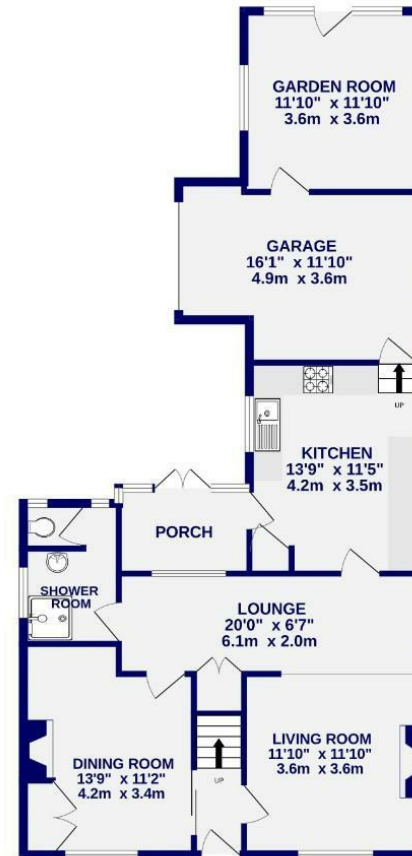


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Freehold  
Council Tax Band - E

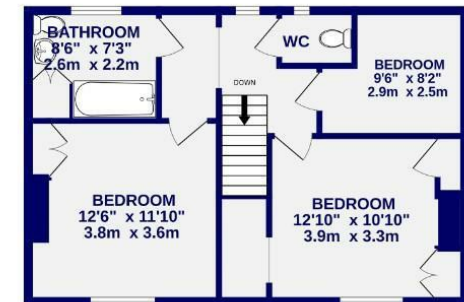
- Detached Home
- Generous Plot
- South Facing Rear Garden
- Popular Village Setting
- Potential For Renovation (STPP)
- Garage & Driveway
- Offered With No Onward Chain
- EPC- E

GROUND FLOOR  
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 1545 sq.ft. (143.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the garage/porch will form part of the overall floor area 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.  
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1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



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