



ALGARTH ROAD, YORK

12 Algarth Road, York, North Yorkshire, YO31 1HA

PETER
MOODY
& COMPANY

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- Substantial Detached House
- 4 Bedrooms. 3 Bathrooms
- Loft Room/Bedroom 5
- 4 Reception Rooms
- 2 Kitchens
- Lawned Gardens
- Single Garage and Store
- 2 Driveways
- In Need of Modernisation
- No Onward Chain

York City Centre 2 Miles. York Railway Station 2½ Miles Leeds City Centre 32 Miles
University of York 2 Miles Monks Cross Shopping Centre 2¼ Miles.

Description

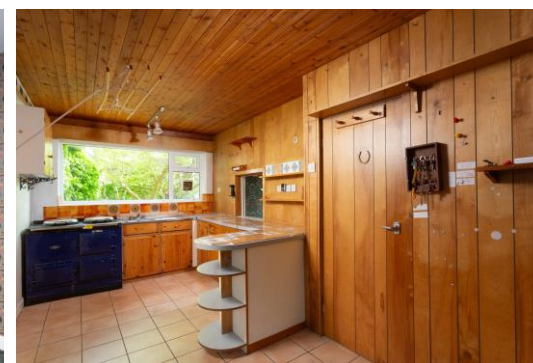
A substantial detached house in the popular Stockton Lane area of York. Situated within a pleasant street the house stands on a corner plot with gardens to three sides. The original house was almost doubled in size when an annexe was added some years ago. Now requiring updating and general modernisation there is potential for remodeling either fully incorporating the extension or utilising it as accommodation for a dependent relative. An internal viewing is strongly recommended to appreciate the potential of this lovely family home.

Location

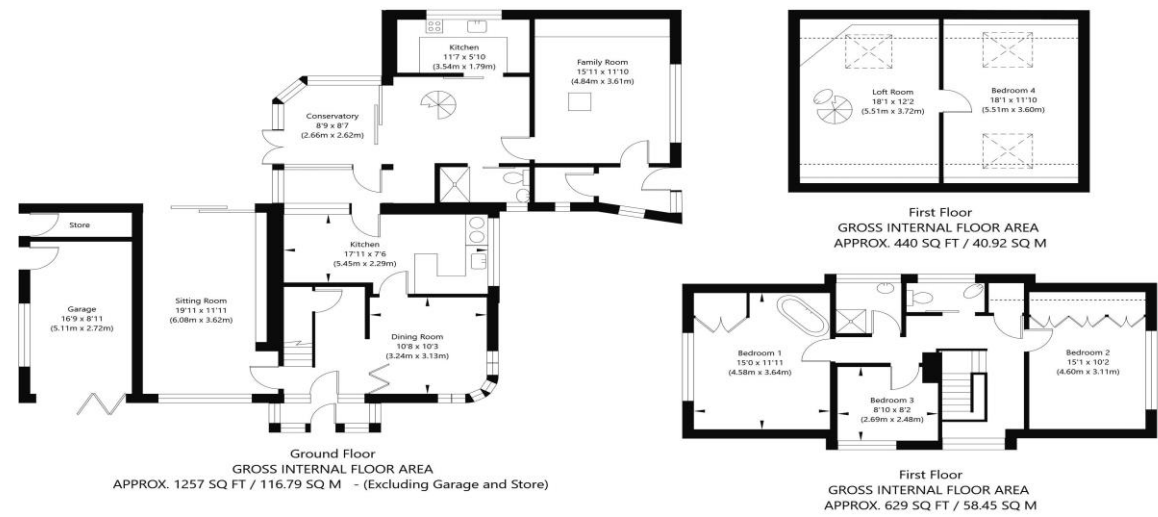
Algarth Road lies around two miles to the north-east of York city centre and enjoys easy access to the University of York campus at Heslington and the York outer ring road. Regular buses operate from the area and York railway station has services to London taking less than 2 hours. The house lies within the catchment of both Hempland Primary (rated good) and Archbishop Holgate's (rated outstanding) state schools.

What The Seller Says

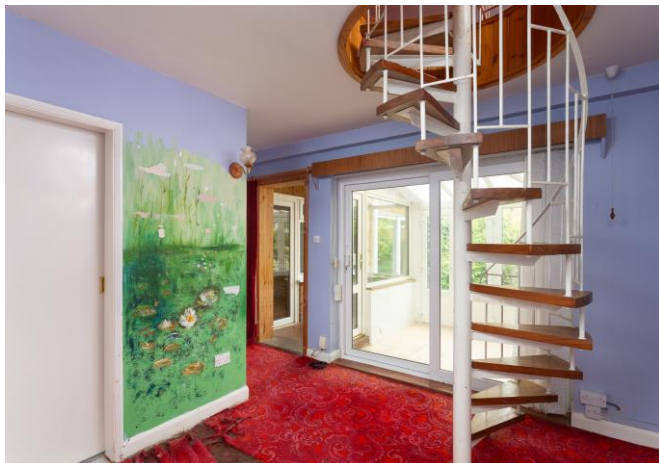
"This house is part of the Allinson's estate built in the mid-1950s. My parents bought it from the developers in 1959 for the princely sum of £2,450 and I grew up there. They were the local GPs and built a surgery next to the main house for seeing patients, which explains why it has an unusual extension. My father's practice grew to 4,000 patients and around 1970, he built a separate surgery in Bad Bargain Lane. The house became an additional lounge/study for my mother and in 1984, they decided to build two upstairs rooms, which she designed. If you decide that this property is for you then I hope that you enjoy it as much as our family did."




FLOOR PLANS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2326 SQ FT / 216.16 SQ M - (Excluding Garage and Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92+) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>	70	78
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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