# Ingleton Drive, York YO61 3JQ

£290,000

Stephensons
estate agents & chartered surveyors

An exciting opportunity to cosmetically update and enhance a traditionally built 3 bedroom detached property with extended ground floor living space offered free of any onward chain. Features include a 33'6" (10.21m) long Living room, 19'8" (5.99m) long kitchen and a 2025 updated bathroom, complemented by a gated driveway and attractively landscaped low maintenance gardens to both front and rear.

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: C - 70
Council Tax: D - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

A welcoming reception hall with staircase, storage cupboard and timber flooring leads off into the extended ground floor living space highlighted by a 33'6" (10.21m) long living room featuring wall light points, continued timber flooring, feature fireplace with a coal-effect gas fire and sliding double-glazed doors that open directly onto the rear garden.

The 19'8" (5.99m) kitchen offers generous worktop space and an extensive range of base and wall storage cupboards, complemented by integrated appliances including a touch control hob with a double oven and grill, plus space for freestanding appliances. A fixed breakfast bar/dining table provides a casual dining area and a double-glazed stable-style door leads out to the side of the property.

On the first floor, the landing includes a useful storage cupboard and doors leading to 2 double bedrooms with built-in wardrobes, 1 single bedroom with additional storage and a stylish bathroom. The bathroom was fully replaced and restyled in 2025, to offer a walk-in bath with powered seat, heated towel rail and a separate walk-in shower.

Additional internal features include a gas fired central heating system and double glazing throughout.

Externally, the front garden is low maintenance and paved with an attractive rustic redbrick gated driveway providing parking and access to the original single garage which has been adapted into a versatile store room or workshop. The part-walled rear garden offers further low-maintenance "lock-up & leave" outdoor space which is predominantly paved with shrub beds.

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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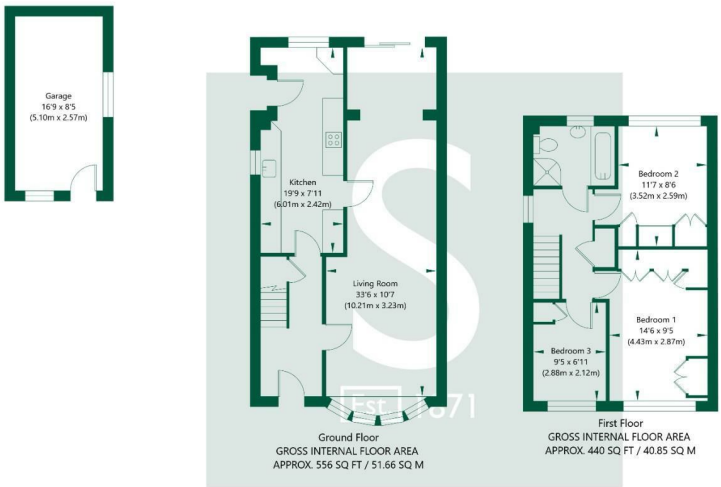


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 996 SQ FT / 92.51 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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