Fir Heath Close, York YO24 3JY

£290,000

Stephensons
estate agents & chartered surveyors

Situated in a popular residential cul-de-sac, this well-maintained home offers generous and flexible accommodation, making it an excellent choice for growing families or buyers looking for additional living space. Having been thoughtfully improved over the years, the property combines practical family living with a number of standout features, including a contemporary kitchen, three genuine double bedrooms and a sunny west-facing rear garden.

Tenure: Freehold
EPC Rating: TBC
Council Tax: C - City of York
Current Planning Permission: No current planning permissions

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.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.

The accommodation extends to approximately 1,279 sq ft and is arranged over two floors. The ground floor is centred around a comfortable sitting room which leads through to a separate dining room, creating an ideal space for both everyday family life and entertaining. Beyond the dining room, the conservatory provides an additional reception area overlooking the rear garden and offers a pleasant place to relax throughout much of the year.

One of the standout features of the home is the kitchen, which was replaced around four years ago. Fitted with a modern range of units and integrated appliances, it provides excellent storage and workspace, making it well suited to busy family life.

The original garage has been converted and extended to create a particularly useful utility room, offering excellent additional storage, laundry space and everyday practicality. A ground floor cloakroom completes the accommodation on this level.

To the first floor are three well-proportioned double bedrooms, a feature rarely found in homes of this size and one that will appeal to families requiring comfortable bedrooms throughout. The accommodation is served by a modern shower room.

Outside, the property benefits from a generous block-paved driveway providing ample off-road parking to the front. To the rear, the enclosed west-facing garden enjoys sunshine throughout the afternoon and evening and has been designed for ease of maintenance, with a lawn, established borders and seating areas, making it an enjoyable space for relaxing or entertaining during the warmer months.

Fir Heath Close forms part of a well-established residential area to the west of York, conveniently positioned for a wide range of local amenities. Nearby are shops, supermarkets, schools and regular bus services into York city centre, while the outer ring road provides straightforward access for commuters travelling further afield.

Offering generous accommodation, an excellent modern kitchen, three double bedrooms and a practical layout suited to family living, this is a home that provides excellent space and value in a popular York location.

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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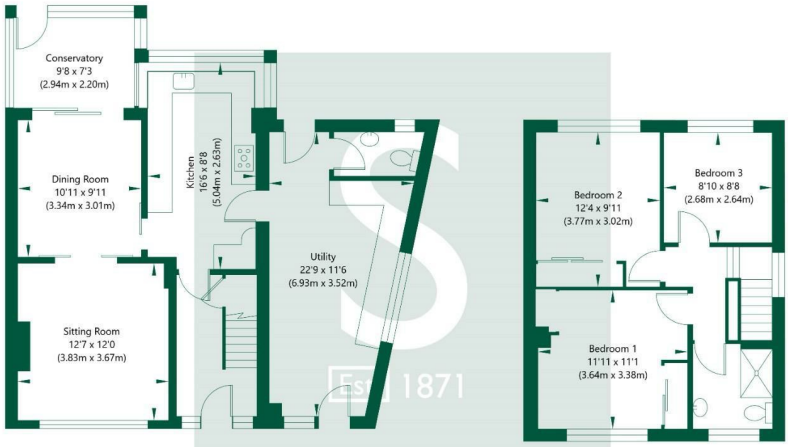

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 833 SQ FT / 77.4 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 446 SQ FT / 41.45 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1279 SQ FT / 118.85 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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T Brooks MNAEA

Associate Partners:
N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900