

The Wandle, York YO26 5AL

£240,000

**Stephensons**  
estate agents & chartered surveyors

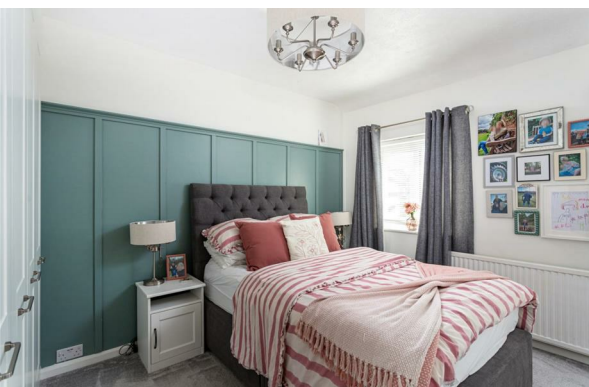


Tucked away at the end of a quiet cul-de-sac, this well-presented three-bedroom home offers move-in-ready accommodation.

Tenure: Freehold  
 Services/Utilities: All mains services connected.  
 EPC Rating: D - 67  
 Council Tax: C - City of York  
 Current Planning Permission: No current valid 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.

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



#### Partners:

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Tucked away at the end of a quiet cul-de-sac, this well-presented three-bedroom home offers move-in-ready accommodation, a generous rear garden with open views across neighbouring fields, and a double driveway providing ample off-street parking. For added peace of mind, the property also benefits from a fitted security alarm system. Conveniently located to the west of York, the property is well placed for access to the A1237, York city centre, local schools and the excellent range of shops and amenities in nearby Acomb.

The property has been updated over recent years and is presented in a modern, neutral style throughout. An entrance hall leads into the lounge, where a feature electric fire creates a welcoming focal point. The kitchen is fitted with a range of units and benefiting from an integrated dishwasher, offering practical space for everyday living.

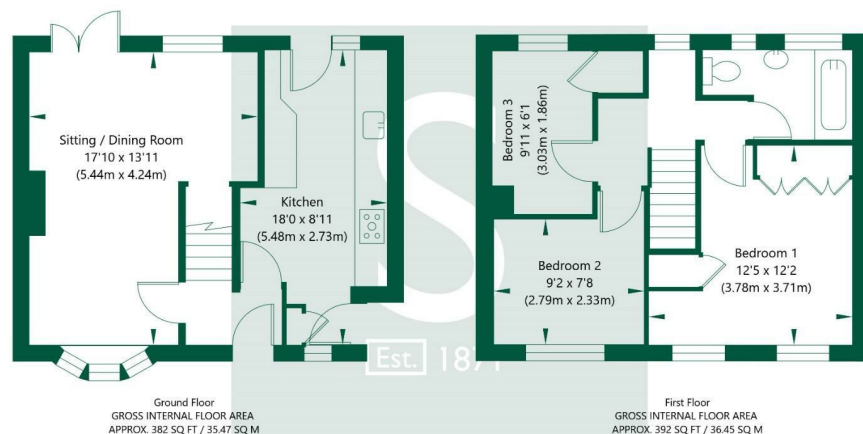
To the first floor are three bedrooms, including two doubles and a single room, all served by a modern family bathroom.

Outside, the property enjoys a particularly generous rear garden, with plenty of space for children to play, entertaining or simply relaxing whilst taking advantage of the open views beyond. To the front, a double-width driveway provides off-street parking for multiple vehicles.

Offering well-maintained accommodation in a popular residential location, this is an ideal home for first-time buyers, young families or anyone looking for a property that's ready to move straight into.

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 774 SQ FT / 71.92 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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