



## Hempland Drive, York Offers Over £475,000

Occupying a generous corner plot in this sought-after part of York, this substantial semi-detached home offers extensive and versatile accommodation, perfectly suited to both family living and investment opportunity. Previously used as a successful HMO, the property now presents the chance to create a wonderful long-term home or continue its proven rental use. It is offered for sale with no onward chain.





## Accommodation

The accommodation begins with a welcoming entrance hall leading to a large bay-fronted living room, a bright and spacious room that spans the depth of the house and provides ample space for both seating and dining areas. The separate dining room, also generous in size, offers flexibility to serve as a formal dining space, family room, or additional bedroom if required.

At the rear, a well-proportioned kitchen features a range of fitted units, integrated appliances, and space for informal dining, with direct access to the garden. A ground floor cloakroom/WC completes the layout on this level.

Upstairs, the first floor offers five well-proportioned bedrooms, including two with attractive bay windows. The current arrangement provides excellent flexibility – easily adaptable for larger families or those seeking space to work from home. A family bathroom with three-piece suite serves the accommodation.

Outside, the property enjoys gardens to three sides, offering both privacy and scope for landscaping or extension (subject to necessary permissions). To the front is a driveway providing off-street parking, while the lawned side and rear gardens create a pleasant outdoor space for relaxing or entertaining.

With its generous floor area of approximately 1,595 sq. ft. (148 sq. m), adaptable layout, and desirable location close to local amenities, transport links and schools, this home represents a rare opportunity to acquire a versatile property in a popular part of York, suitable for both families and investors alike.

## Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: D

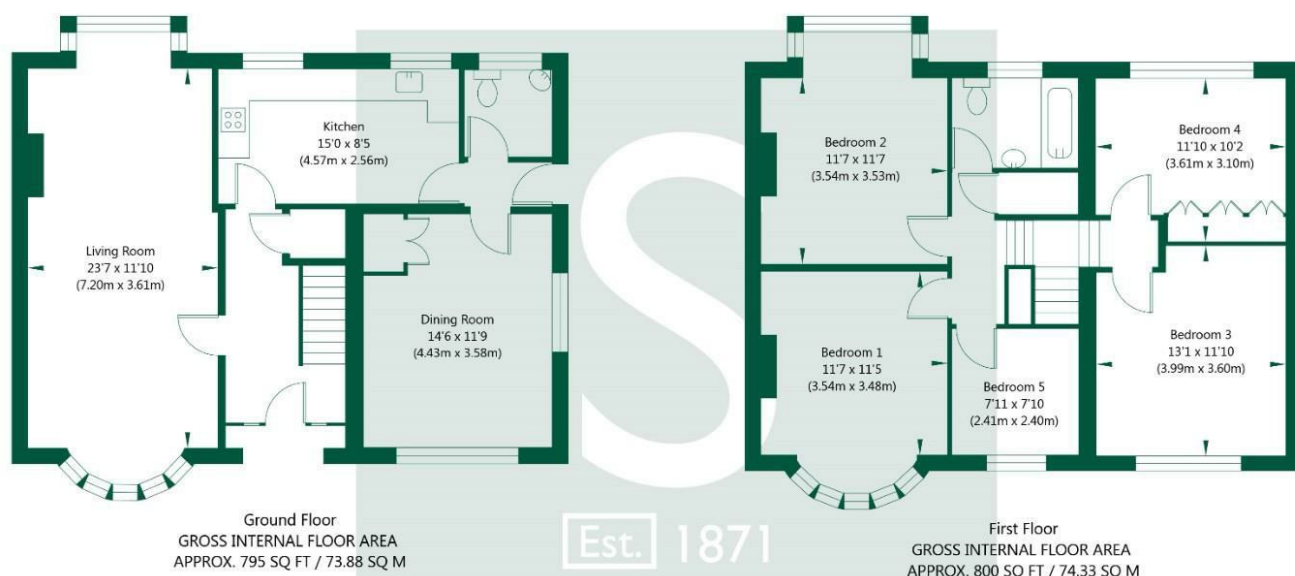
Council Tax: E - City of York

Current Planning Permission: No current valid planning permissions

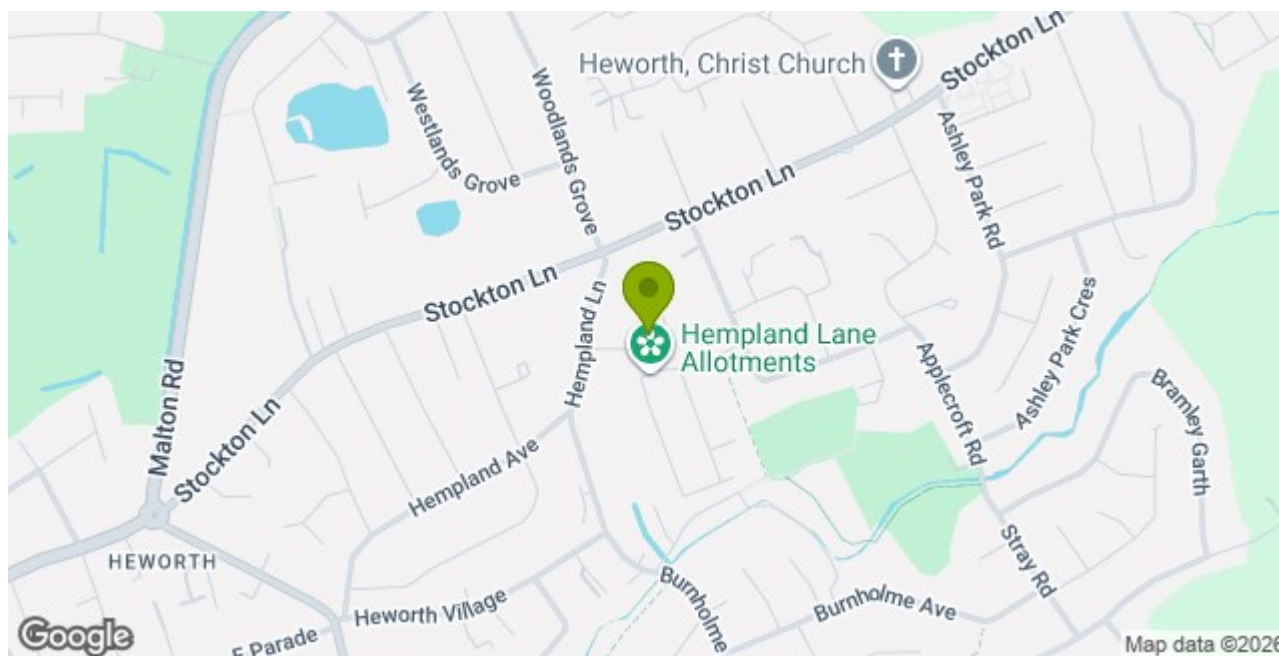
Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 625533

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

# Hempland Drive, York, YO31 1AY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1595 SQ FT / 148.21 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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