







9 Jute Road
York, YO26 5EP
£280,000

 3  1  2  D

IN NEED OF MODERNISATION AND UPDATING. This property offers huge potential for first time buyers or those looking to get on the property ladder. This generously sized three-bedroom semi-detached property has been owned by the same family for over sixty years and is now ready for a new family and a new chapter. The home provides spacious living throughout and is ideally located in the heart of Acomb, close to all the local amenities, shops and schools and is on an excellent bus route. The property has gas central heating and double glazing. Inside, the accommodation includes an entrance porch leading into a hallway, a well-proportioned lounge, separate dining room, fitted kitchen, utility room, and a ground floor WC. Upstairs, the first-floor landing gives access to three double bedrooms and a family shower room. Externally, the front of the property features a lawned garden with mature planted borders and off-street parking. To the rear, there is a large, fully enclosed lawned garden, ideal for families and outdoor entertaining. Offered with no onward chain, early viewing is highly recommended.

Entrance Porch
Tiled flooring

Entrance Hallway
Vinyl flooring, central heating radiator, power points

Living Room
13'5" x 11'7" (4.10m x 3.55m)
Brick built fireplace with electric fire, window to rear, alcove shelving, central heating radiator, power points

Dining Room
11'7" x 11'1" (3.55m x 3.38m)
Bay window to front, central heating radiator, power points





Kitchen

9'10" x 8'5" (3.00m x 2.57m)

Fitted with a range of base and wall units incorporating roll top work surface, single sink with mixer tap, vinyl flooring, gas cooker point, walk-in pantry, central heating radiator, window to side

Utility Area

Plumbing for washing machine, vinyl flooring, window to side, door to;

Downstairs WC

Low level WC, window to rear, vinyl flooring

Stairs to First Floor Landing

Windows to front and side

Bedroom 1

12'4" x 11'7" (3.77m x 3.55m)

Window to front, central heating radiator

Bedroom 2

11'7" x 10'6" (3.55m x 3.21m)

Fireplace, window to rear, built-in wardrobe, central heating radiator

Bedroom 3

9'6" x 8'5" (2.90m x 2.57)

Window to side, wall mounted boiler, central heating radiator

Shower Room

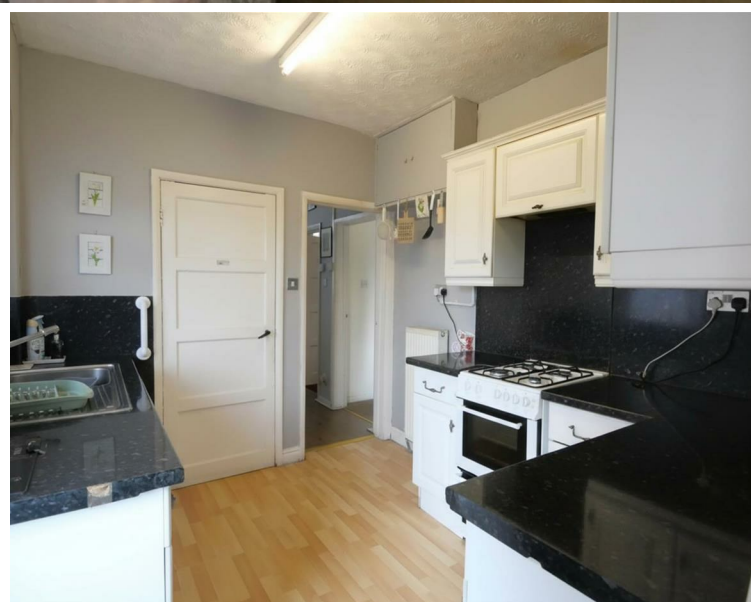
Walk-in shower with electric shower over, panelled walls, vanity unit with sink, low level WC, central heating radiator, window to front

Outside

To the front is a lawned garden with planted borders, side drive with ample off street parking. To the rear is an extensive fully enclosed lawned garden

Agents Notes

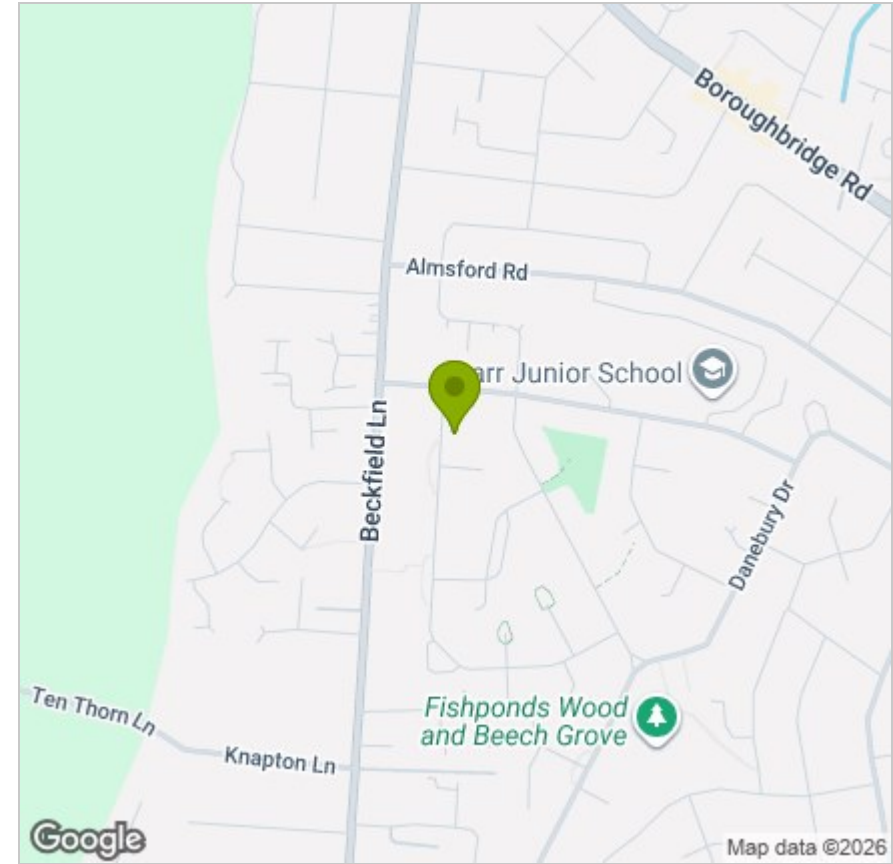
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details



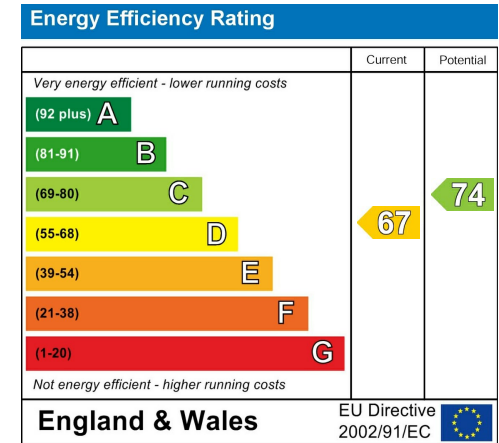
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.