



Enfield Crescent
York
YO24 4BE

Asking Price £325,000



Offered with no onward chain, an exciting opportunity for those looking to create a home to their own taste, this well located property requires modernisation throughout but provides excellent scope for improvement and enhancement.

The accommodation currently offers a good balance of living and bedroom space, with a bright reception room and a generously proportioned kitchen and dining area. While the property would benefit from a programme of updating and modernisation, there is clear potential to create a stylish and highly desirable home.

The bedroom accommodation is well proportioned, with the principal bedroom enjoying a pleasant outlook, while the bathroom provides further scope for refurbishment.

Outside, the property benefits from a substantial and private rear garden, featuring paved areas, established planting with mature borders. The garden offers a blank canvas for landscaping and could be transformed into a particularly attractive space for entertaining and relaxing.

The real appeal of this property is its exceptional location, combined with the opportunity it presents. Whether approached as a long-term family home or a project for those seeking to add value, this is a property with considerable potential.

Early viewing is advised



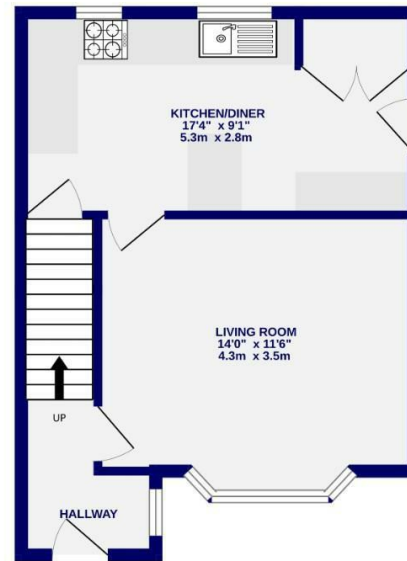


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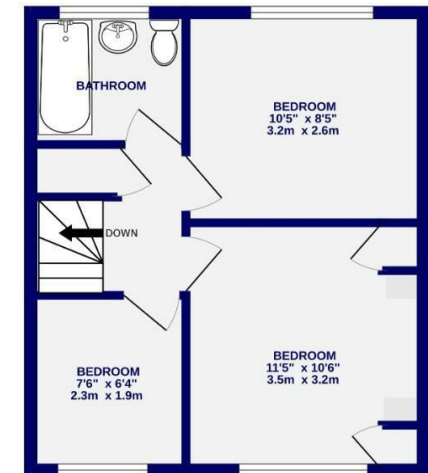
Freehold
Council Tax Band - C

- Highly Sought After Location
- Excellent Opportunity For Modernisation
- Three Well Proportioned Bedrooms
- Substantial & Private Rear Garden
- Semi Detached
- Off Road Parking
- No Onward Chain
- EPC TBC

GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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