

Chantry Avenue, York YO26 6DJ

£325,000

Stephensons
estate agents & chartered surveyors



A traditional semi detached bungalow with spacious two bedroom living accommodation with private rear garden and ample off street parking. Offered to the market with no onward chain.

Tenure: Freehold
 Broadband Coverage: Up to 1000* Mbps download speed
 EPC Rating: C
 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.

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



An ideal opportunity for retirees and young families to acquire this traditional semi-detached bungalow, located in the heart of Upper Poppleton, and being offered for sale with no-onward chain.

Internally, the property is entered at the front via a uPVC framed double glazed front door into an entrance hall. The principal reception room is a spacious lounge located at the front of the house, having a living flame coal effect gas fire set on a marble hearth. The lounge includes a television aerial point and radiator. One of the feature rooms of the property is the open plan living kitchen, which has a range of built-in base units to 2 sides with laminated worktops and inset stainless steel sink unit with an additional range of matching high level storage cupboards. The kitchen provides an electric cooker and hob with splashback, as well as plumbing for a washing machine and ample space for a freestanding fridge freezer unit. There is both living and dining space, in addition to dual aspect windows and a radiator.

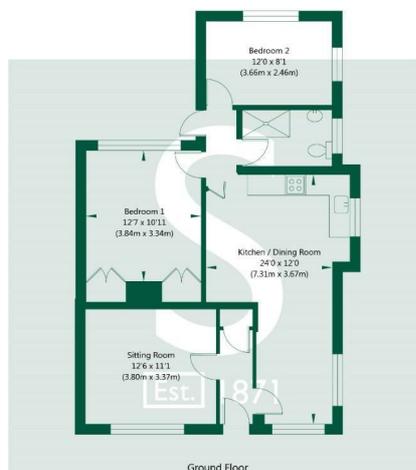
The property offers two spacious double bedrooms, the main bedroom of which includes 2 separate double fronted wardrobes. Both the bedrooms benefit from radiators and uPVC framed double glazed casement windows. The internal accommodation is completed by the house bathroom which has a low flush W.C, pedestal wash hand basin and walk-in shower with full height waterproof panel surround. There is a mirror fronted medicine cabinet and tiled flooring.

The property is accessed directly off Chantry Avenue onto a front and side driveway which provides off street parking for numerous vehicles. The property's front garden is laid to lawn with herbaceous borders in addition to fenced, walled and hedge lined boundaries. Timber gates adjoining the side elevation lead through into the rear garden. Adjoining the side elevation is a flagged patio, with the majority of the rear garden being laid to lawn with herbaceous borders. The garden is enclosed by fenced boundaries and a timber built shed is included within the sale.

Crucially, the property is being offered for sale with both vacant possession and no-onward chain, and an early inspection is strongly recommended.

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Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 781 SQ FT / 72.58 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 781 SQ FT / 72.58 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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