



DAVID BEATTIE
exp

1 Heslington Court, Heslington

Guide Price £450,000

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Heslington Court has been happily rented out for over twenty years and is now at the point where it needs a little investment, new kitchen, new bathrooms, the usual. It suits an owner-occupier with the skills (or the right mates) to do the work themselves, or a buyer with deeper pockets who'd rather choose their own finish than live with someone else's taste. There are plenty of ways to take this one.

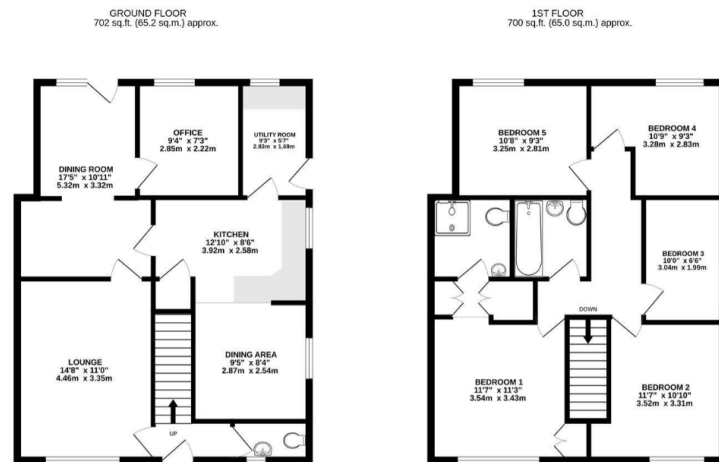
What you can't change is the location. Opposite Lord Deramore's Primary School, a short walk to the University of York, and about as quiet and well placed as this city gets. Get the work right, and you've got a cracking home in a fantastic location.

The property was extended by the previous owner, transforming both floors to offer plenty of rooms and plenty of flexibility for future alteration. In its current layout, there are three reception rooms, a lounge, dining room and office, to the ground floor, with a large dining kitchen, utility and WC completing the space. Upstairs there are five bedrooms, no box rooms in sight, three doubles and two generous singles, with the master enjoying an en suite. The property sits on a corner plot and offers a private garden with a single garage beyond. Offered with no forward chain, this is a lot of house for the money.





- Quote DB18357
- 3 Reception rooms, 2 bathrooms
- Corner plot with garden and single garage
- Short walk from the University
- No forward chain
- Detached 5 bedroom family home
- Perfect for updating
- Double glazed and GCH
- Quiet Heslington location
- Great access to A64



TOTAL FLOOR AREA: 1402 sq.ft. (130.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as a guide for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metageo C5025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		