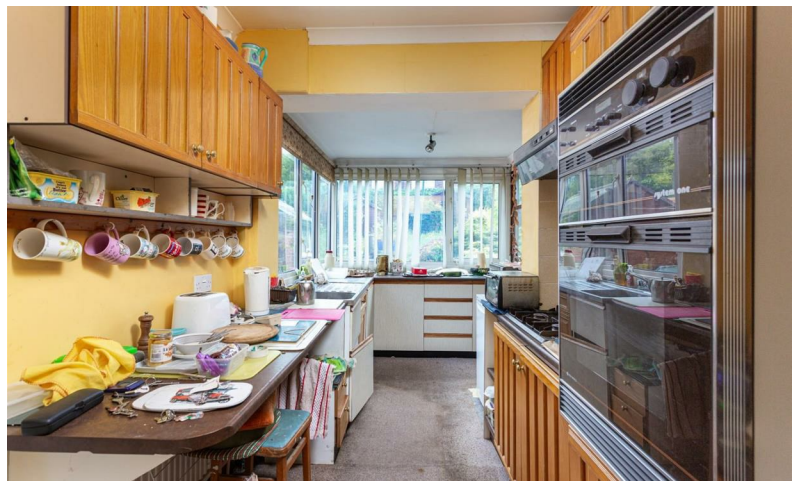


Thief Lane, York YO10 3HU

£240,000

Stephensons
estate agents & chartered surveyors



A traditional semi detached house requiring full modernisation and upgrading, with generous rear garden, attached garage, and being offered for sale with vacant possession and no onward chain.

Tenure: Freehold
 Broadband Coverage: Up to 5500 Mbps*
 EPC Rating: D - 67
 Council Tax: C - City of York
 Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sale 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.



Partners:

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Associate Partners:

N Lawrence
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This traditional, 3-bedroom, semi-detached house, within short travelling distance of the city centre of York; as well as York University, requiring a comprehensive programme of modernisation and upgrading and being offered for sale with no onward chain.

Internally, the property is entered via an entrance porch into a reception hall which has a staircase leading to the first floor accommodation. The hall also includes a radiator and thermostatic control panel.

The property's kitchen is located at the rear of the house and has a range of built-in base units with laminated worktop and stainless steel sink unit. There is an additional range of matching high level storage cupboards with tiled splashbacks. The kitchen includes a built-in electric oven and grill with separate 4-point gas hob unit and extractor. There is a fitted breakfast bar, radiator and built-in understairs storage cupboard. Located off the kitchen is a utility room with an additional fitted worktop, high and low level storage cupboards, in addition to plumbing for a washing machine. There is integral garage access from the utility room and the rear entrance door.

The property's principal reception room is a lounge, which is located at the front of the house, having an electric fireplace set on a tiled hearth in addition to a radiator and television aerial point.

Beyond is a dining room, which has a living flame coal effect gas fire, television aerial point and radiator.

The ground floor accommodation is completed by a garden room, located to the rear of the dining room and equipped with a radiator.

To the first floor are 3 bedrooms, bedroom 1 being located at the rear, and having a double and triple fronted wardrobe with matching overhead cupboards.

Bedroom 2, at the front, also has triple and double fronted wardrobes, as well as a bay window to the front elevation.

Bedroom 3 is a single room; and all 3 bedrooms benefit from radiators.

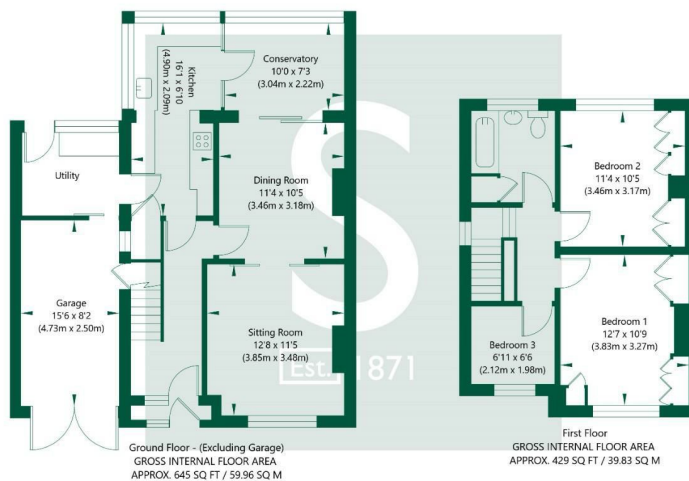
The internal accommodation is completed by a house bathroom which has a low flush W.C., wash hand basin and inset bath with Mira shower attachment. There is a built-in linen cupboard which houses the gas fired central heating boiler. The bathroom also benefits from a radiator.

Externally the property is accessed directly off Thief Lane through a pillared entrance onto a front driveway which provides off street parking. The driveway in turn accesses the attached single garage 15'8" x 8'2" (4.7m x 2.49m) with timber garage doors, light and power. The property has a rectangular front garden which is flagged with planted borders, in addition to fenced and walled boundaries.

Adjoining the rear garage elevation is a hardstanding with dilapidated garden shed. The hardstanding steps up onto the rear garden which stretches to approximately 30m in length. There is a primary flagged patio adjoining a central lawned garden with surrounding herbaceous borders.

There is an additional hardstanding at the rear with a second garden shed and summer house, both of which are included within the valuation. The rear garden is enclosed by fenced and hedged lined boundaries. An outside water tap is located off the rear elevation.

Thief lane, York, YO10 3HU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1074 SQ FT / 99.79 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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