

Tedder Road, York YO24 3JF

£300,000

**Stephensons**  
estate agents & chartered surveyors



Set within a convenient residential setting, this detached bungalow offers an excellent opportunity for buyers seeking a home they can gradually update and make their own, all arranged across one easy level.

Tenure: Freehold  
 Broadband: Up to 1000 Mbps\* download speed  
 EPC Rating: D - 65  
 Council Tax: D - 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.

\*Download speeds vary by broadband providers so please check with them before purchasing.



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## Accommodation

The main sitting room is positioned to the front of the property, creating a comfortable and welcoming living space with a pleasant outlook. Just off the sitting room is a particularly useful and surprisingly generous storage room, formerly a small entrance hall before the door was replaced with a window, now offering excellent additional storage or potential for alternative use.

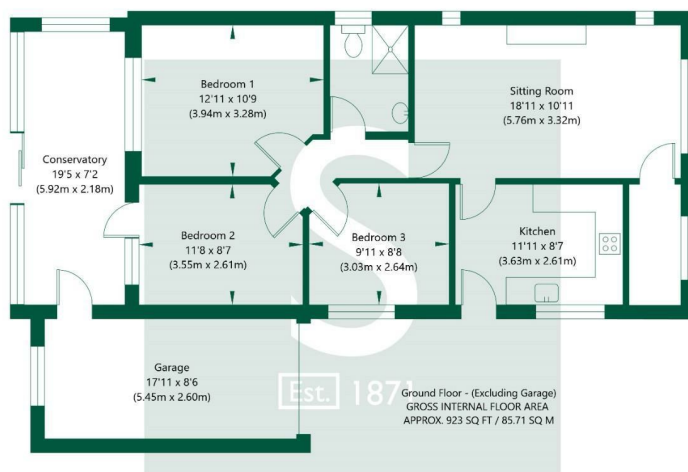
The kitchen is a good size and already benefits from a modern finish, complete with granite work surfaces, providing a solid foundation for everyday living. To the rear, the conservatory adds a further reception area, enjoying views over the garden and offering a lovely space to relax throughout the seasons.

There are three bedrooms, giving flexibility for family life, guests or home working, all served by a house bathroom. While the bungalow would benefit from further modernisation in places, it feels well balanced and offers clear scope to enhance over time without feeling overwhelming.

Externally, the property enjoys gardens to both the front and rear. A driveway provides off-street parking and leads to a garage positioned to the side, offering practical storage or workshop space. The home is offered for sale with no onward chain.

Tedder Road is well placed for access to local amenities, everyday shops and regular bus routes into York city centre, with the outer ring road and A64 also within easy reach for commuters.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 923 SQ FT / 85.71 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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