

property on behalf of the vendor.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particulars montance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural contestness of each of the areas particulars. No person in the employment of Ashtons has any authority to make or give any representants or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the astatements contestness of each of the

- EbC D
- Driveway For Multiple Cars & Brick Garage
  - Front & Rear Garden
  - Modernisation Required

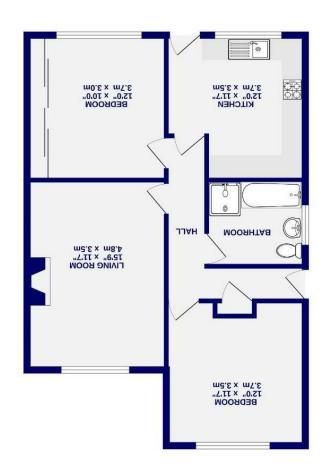
Permission)

- Loft Conversion Potential (Subject To Planning
  - Sought Affer Village Location
  - Kitchen With Garden Access
    - mooA priving Room
      - Two Bedrooms
    - Semi Detached Bungalow

Freehold

Council Tax Band - C

Main Street Knapton, York YO26 6QG





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£325,000



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Nestled in the charming village of Knapton, this substantial two-bedroom semi-detached bungalow presents an excellent opportunity for buyers seeking a home with great potential. Offered with no onward chain and requiring some modernisation, the property combines the appeal of a peaceful village setting with the convenience of being just a short stroll from Acomb's local amenities, excellent transport links into York city centre, and easy access to the ring road.

The accommodation briefly comprises an entrance hall leading into a spacious living room positioned to the front of the property, and a kitchen located at the rear, offering access to the garden. There are two well-proportioned double bedrooms, and a three-piece bathroom.

The loft room with its high ceilings provides valuable storage and also offers scope for conversion to create additional living space, subject to the necessary planning consents.

Externally, the property benefits from deceptive gardens to both the front and rear. A driveway provides off-street parking for multiple vehicles and extends to a brick-built, double garage, offering further practicality for either a workshop or office.

Likely to attract strong interest, early viewing is highly recommended.

Council Tax Band C



















