

Mayfield Grove, York YO24 1HJ

Offers Over £325,000

Stephensons
estate agents & chartered surveyors



Occupying a desirable position within this popular residential area of York, this semi-detached home offers the chance to create a superb family home to their own specification while adding significant value, and is offered with no onward chain.

Tenure: Freehold
 Broadband Coverage: Up to 1000* Mbps download speed
 EPC Rating: F - 30
 Council Tax: C - City of York
 Current Planning Permission: No current 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.



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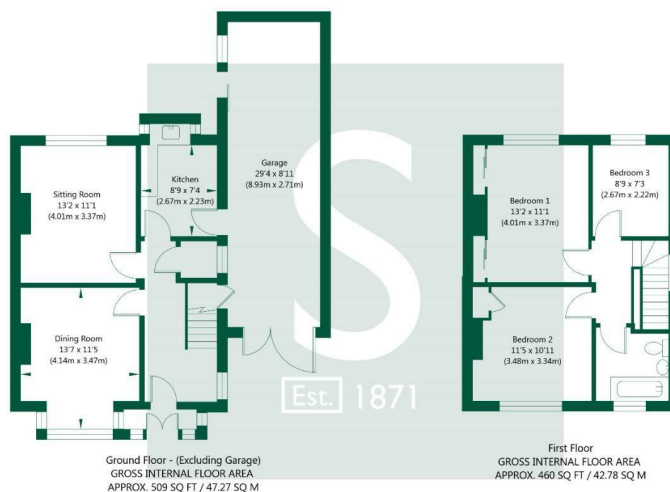
The accommodation extends to approximately 969 square feet and briefly comprises an entrance hallway, a spacious living room, separate dining room and kitchen to the ground floor. To the first floor are three well-proportioned bedrooms together with a family bathroom. Subject to the necessary planning permissions and building regulations, there is excellent scope to reconfigure and extend the existing accommodation, as demonstrated by similar properties within the locality.

Externally, the property benefits from a block-paved driveway to the front, offering private off-street parking - with a generous garden to the rear mainly laid to lawn, providing ample outdoor space with further potential for landscaping. Furthermore, the property offers a generous garage.

Mayfield Grove is a well-established and highly regarded residential address, conveniently positioned for a wide range of local amenities, well-regarded schools, regular public transport services and excellent access into York city centre, the outer ring road and the A64.

Offered with no onward chain, this is a rare opportunity to purchase a property with exceptional potential in a sought-after location.

Mayfield Grove, Dringhouses, York, YO24 1HJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 969 SQ FT / 90.05 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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