Gerard Avenue, York

Offers Over £230,000

Stephensons
estate agents & chartered surveyors

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Gerard Avenue, York YO31 0QT

Est. 1871

Offers Over £230,000

A wonderful renovation opportunity located east of York, provide three bedrooms with potential to improve and extend, offered for sale with vacant possession and no forward chain.

Situated in the ever-popular Burnholme area of York, this traditional three-bedroom semi-detached home presents an exciting opportunity for buyers looking to create a home tailored entirely to their own tastes and requirements. Requiring a comprehensive programme of modernisation throughout, the property offers exceptional potential to extend, remodel and enhance (subject to the necessary planning consents), making it an ideal purchase for families, developers or those seeking a rewarding renovation project.

Occupying a generous plot, the accommodation extends to approximately 864 sq ft plus garage and outbuilding, with the layout offering excellent flexibility for modern family living.

The ground floor is entered via a welcoming entrance hall with staircase leading to the first floor. Positioned to the front of the property is a well-proportioned sitting room featuring a bay window, whilst to the rear the kitchen overlooks the garden and leads directly into a conservatory, providing additional reception space and offering attractive views across the rear garden. A useful cloakroom/WC completes the ground floor accommodation.

Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed.
EPC Rating: TBC
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.

To the first floor are three bedrooms, comprising two comfortable double bedrooms and a generous single bedroom, all served by a family bathroom.

Externally, the property enjoys a particularly valuable range of outbuildings. A substantial 29ft attached garage offers tremendous scope for conversion or incorporation into the main accommodation (subject to the relevant permissions), while a detached outbuilding at the rear provides an excellent workshop, studio, home office or storage facility.

The gardens provide ample space for landscaping and future extension, creating an exciting blank canvas for purchasers wishing to maximise the property's full potential.

Burnholme remains one of York's most consistently sought-after residential locations, offering excellent access to the city centre together with a wide range of everyday amenities. The area benefits from local shops, supermarkets, schools and regular public transport, whilst nearby green spaces including Heworth Holme and the Burnholme community facilities provide excellent recreational opportunities for families. The Burnholme area also benefits from a modern health and wellbeing hub, library and leisure facilities, further enhancing its appeal as a place to live.

Rarely do opportunities arise to acquire a property with such outstanding scope for improvement in such a well-established residential setting. With vision and investment, this home offers the chance to create a superb family residence in one of York's enduringly popular locations.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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Partners:

J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

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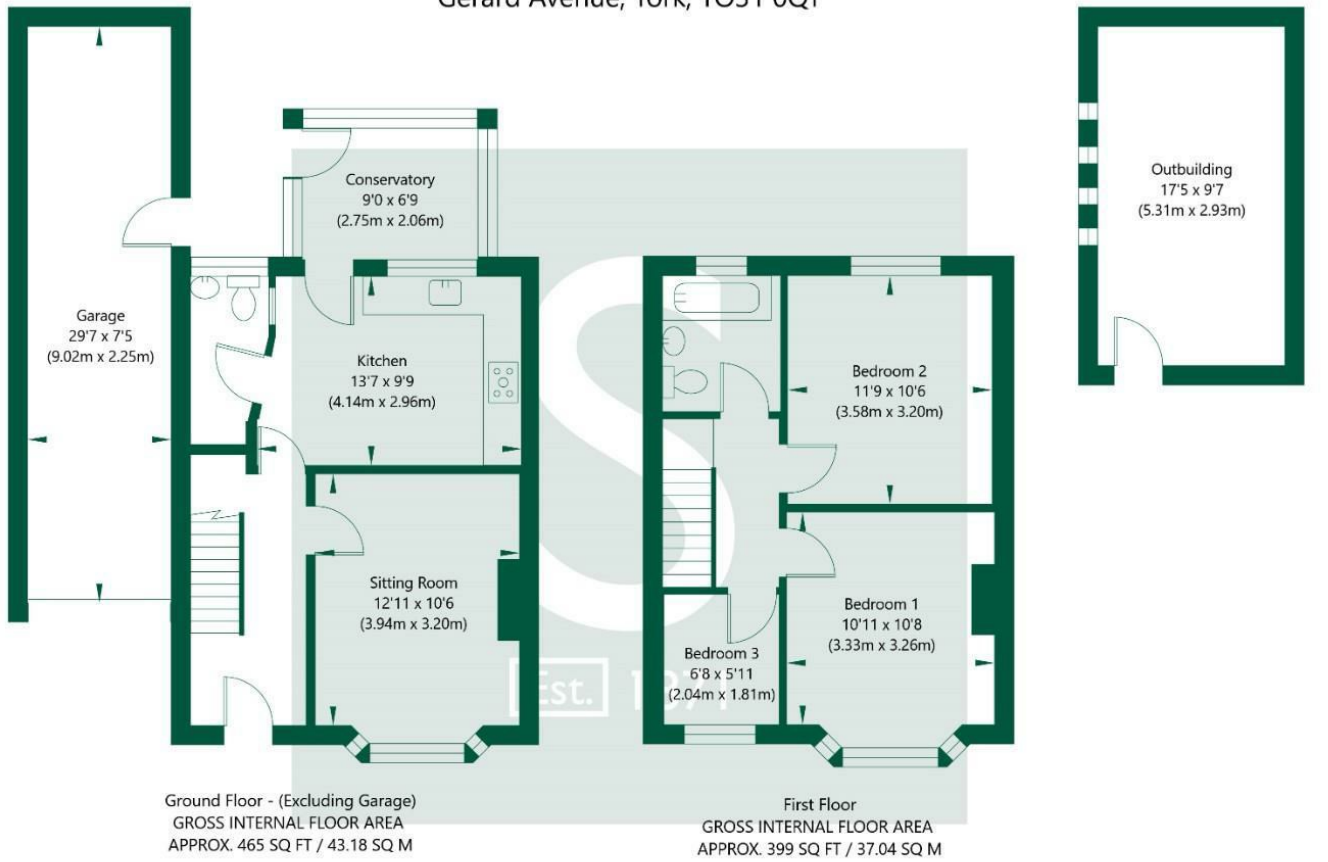

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 864 SQ FT / 80.22 SQ M - (Excluding Garage & Outbuilding)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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