
The Garlands,
York
£375,000





Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

David Beattie, powered by eXp is proud to present 13 The Garlands. Come for the garden. Stay for the three-bed semi that comes with it.

Quote DB18357

The garden is larger than average for the area, with mature trees and room for the kids, a trampoline, a veg patch, or all three.

Inside, the layout suits family life. The open-plan dining kitchen is where everyone ends up, and the separate utility room means the washing machine doesn't have to be part of dinner. After, there's the lounge as well for some to retreat to. There's a WC downstairs, and upstairs you'll find three bedrooms and a good-sized family bathroom.

It's double glazed with gas central heating, and the boiler was fitted in 2025. It's in sound, liveable order, with scope to put your own stamp on the kitchen and bathroom when you're ready. Nothing needs doing on day one.

At the front there's driveway parking for one. The garage isn't suitable for a car, as access was blocked off years ago, but it's a very useful store.

The Garlands is a quiet road and not a cut-through, so you won't have rat-run traffic outside the door. It's freehold, with no forward chain. Get in touch to book a viewing.

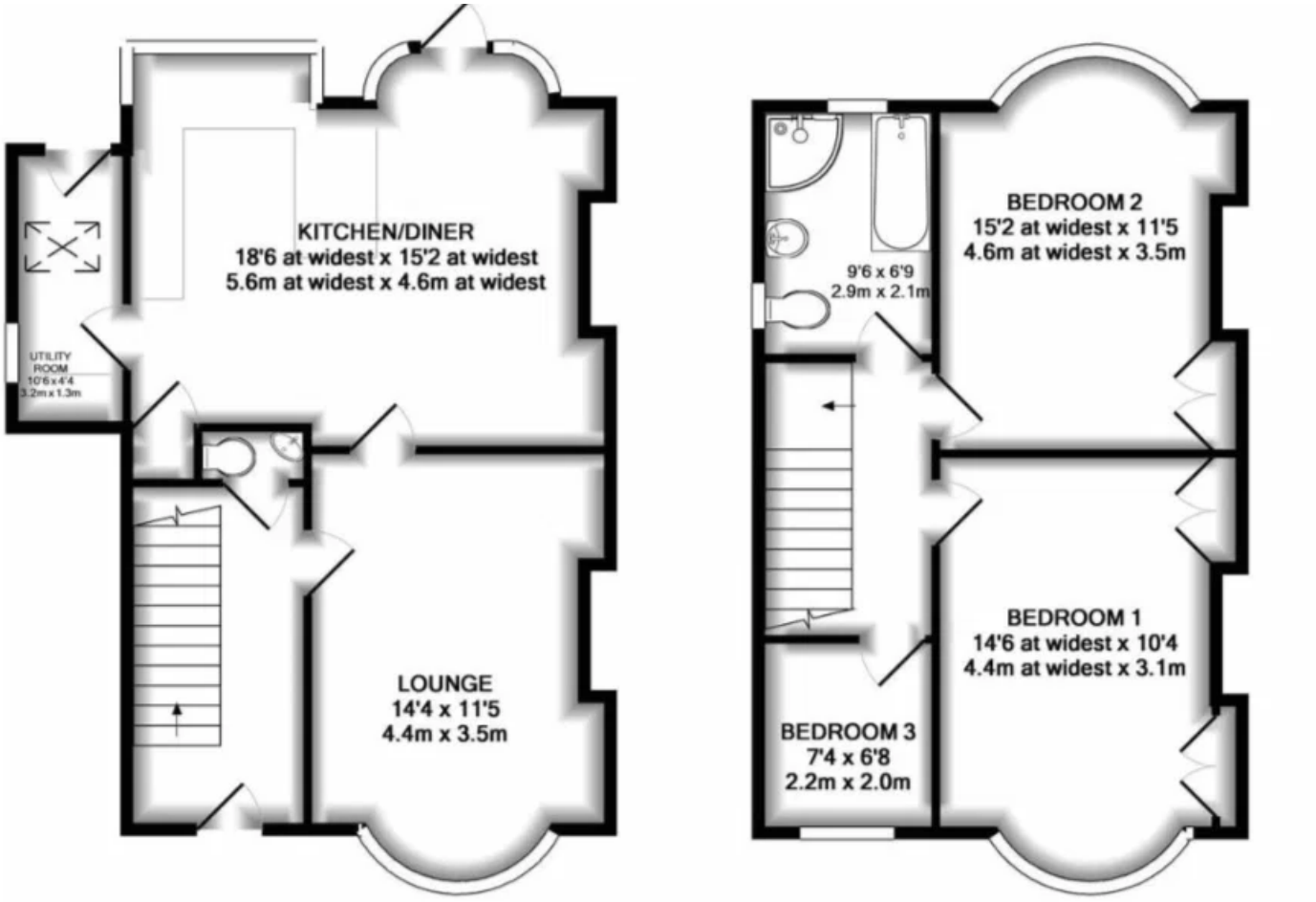
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GROUND FLOOR
APPROX. FLOOR
AREA 576 SQ.FT.
(53.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 513 SQ.FT.
(47.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1089 SQ.FT. (101.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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