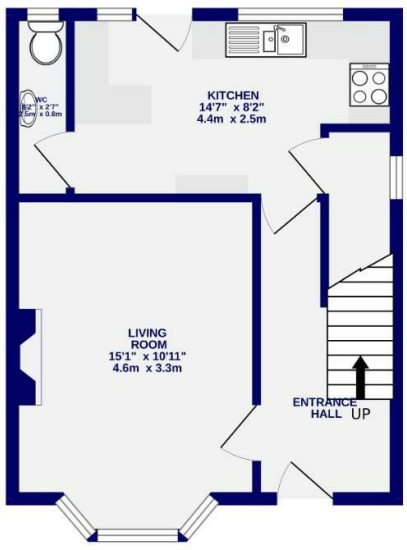
# Danebury Drive
# , York
# YO26 5EQ

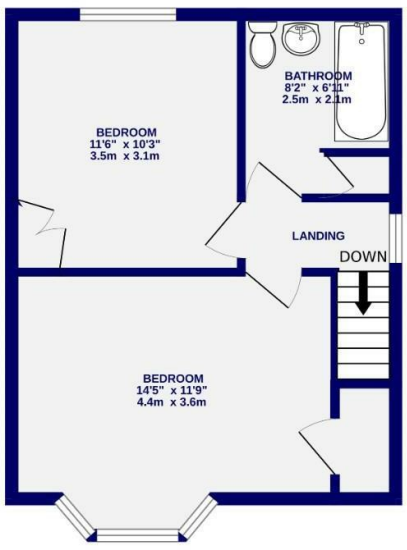
Freehold
Council Tax Band - B

- Traditional Semi Detached Home
- Two Double Bedrooms
- Popular Area
- Cul-De-Sac
- Generous Plot Size
- Investment Opportunity
- No Onward Chain
- EPC D

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.




1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.




TOTAL FLOOR AREA : 755 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.
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## , York
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## Offers Over £210,000

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We are pleased to offer to the market this much loved traditional two bedroom semi-detached home, offered with the benefit of no onward chain. The property occupies a generous wrap-around plot. *Please note, the building looks to be constructed over the Carr Drain Culvert which is critical drainage infrastructure and therefore will have restrictions when being built over*

Entering the home through the entrance hall, there is an immediate sense of space and character. To the front of the property is the living room, featuring a traditional bay window that allows plenty of natural light to fill the room. To the rear is the kitchen, which enjoys pleasant views over the established lawned garden and patio area, creating a lovely outlook and connection to the outdoor space. A downstairs WC completes the ground floor accommodation.

To the first floor are two generously sized double bedrooms, both well proportioned and offering comfortable living space. The accommodation is completed by a house bathroom.

Externally, the property sits on a wrap-around plot with established lawns and patio areas, providing a fantastic opportunity for outdoor enjoyment.

This is a rare opportunity to acquire a traditional home with space, character and potential, and early viewing is highly recommended to fully appreciate all that is on offer.

Council Tax Band B