Friars Walk, York
£260,000

**** NO ONWARD CHAIN ****

A traditional semi detached house requiring a program of modernisation and offering enormous scope for further expansion and improvement.

The property offers 3 bedroom living accommodation and features a detached garage and generous garden. the property is being offered for sale with vacant Possession.

Accommodation

An ideal opportunity for professional couples and DIY enthusiasts to acquire this traditional, 3 bedroom, semi-detached house which is being offered for sale with vacant possession and no onward chain.

The property offers enormous scope for improvement and occupies a choice location within a short distance of the city centre of York, the York Outer Ring Road, and A64 York to Leeds Road.

Internally, the property is entered into a front entrance hall which has a staircase leading to the first floor accommodation.

The principal reception room is a living room which is located at the front of the house having a fitted electric fireplace set on a tiled hearth with Adam style surround and mantle. The living room also includes a radiator and television aerial point. There is a separate dining room which is located at the rear of the house which leads through into the kitchen which has a built-in range of base units with laminated worktops and inset sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks. The kitchen includes an electric point for cooking.

A rear entrance with uPVC framed double glazed side door leads out onto the driveway and also includes a built-in cupboard which houses the gas fired central heating boiler.

The ground floor accommodation is completed by a cloakroom which has a low flush W.C.

To the first floor are 3 bedrooms, with bedroom 1 being located at the front having a built-in cupboard.

Bedroom 2 is located at the rear and houses an airing cupboard with the hot water cylinder. Bedroom 3 is a single bedroom located at the rear, and all 3 bedrooms benefit from casement windows and radiators.

Finally, there is a house bathroom which has a 3-piece suite comprising of a low flush W.C., wash hand basin and inset bath with wall mounted shower attachment and tiled splashbacks.

To The Outside

The property is accessed directly off Friars Walk through a pillared entrance onto a front hardstanding and driveway which provides off street parking for numerous vehicles.

The driveway in turn gives access to a detached single garage which has an up and over garage door and secondary side entrance door.

The property's front garden is low maintenance in nature, being extensively flagged with surrounding walled and fenced boundaries. A lockable garden gate leads through into the rear.

The property's rear garden is also low maintenance in nature, being extensively laid to gravel with a raised herbaceous side border and surrounding fenced lined boundaries. A timber built garden shed is included within the sale and an outside water tap is located off the rear elevation.

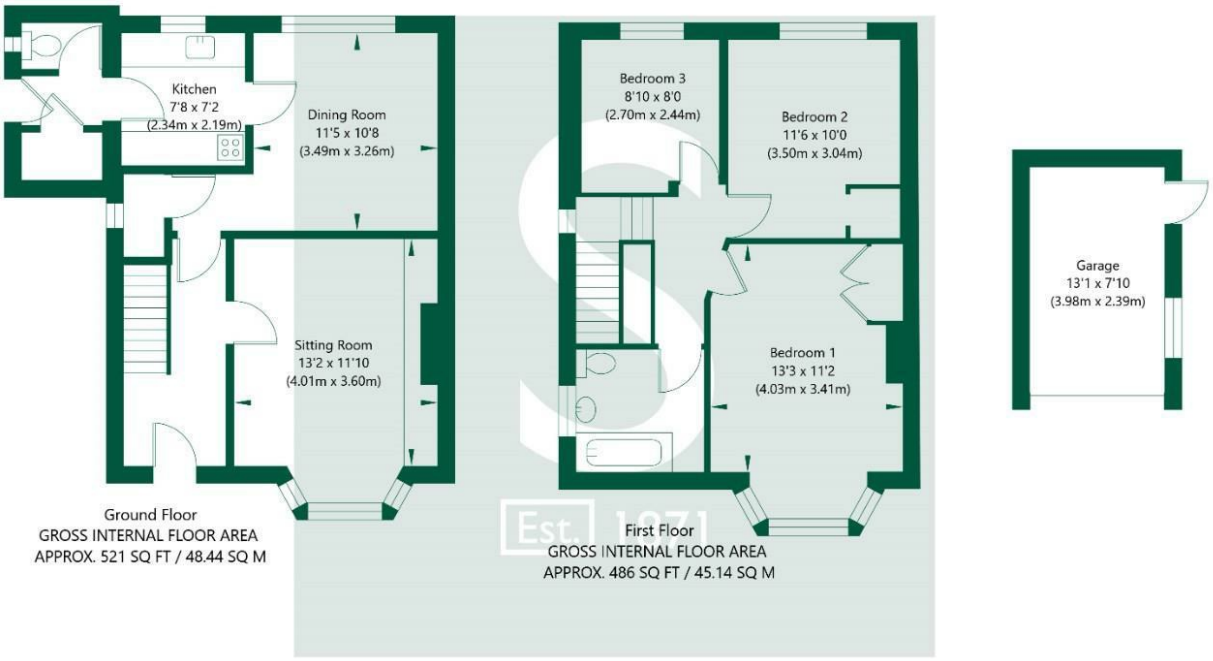
Property Information

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband TBC
EPC Rating: TBC
Council Tax: B - City of York
Current Planning Permission: No current valid planning permissions
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.

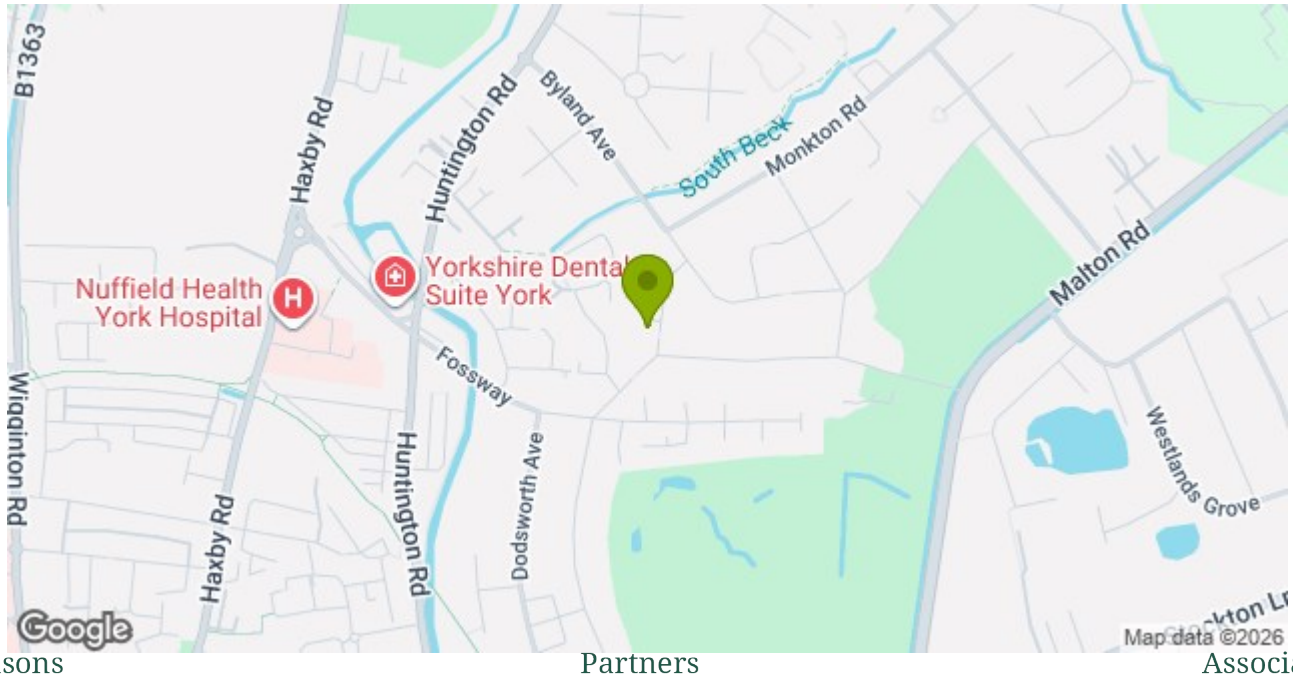
Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Friars Walk, York, YO31 9AD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1007 SQ FT / 93.58 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

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 MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates
N Lawrence