



MICHAEL HODGSON

estate agents & chartered surveyors



YORK STREET, SUNDERLAND

Offers Over £40,000

IN NEED OF MODERNISATION - The property is located on York Street in Silksworth which offers convenient access to Sainsburys, Doxford International Business Park, the A19 and Sunderland City Centre is only a short car journey away. The property internally briefly comprises a former 2 bed cottage that could be converted back by way of an inner wall: Entrance Hall, Living Room, Dining Area (formerly Bedroom 2) Kitchen, Bathroom and 1 Bedroom. Externally there is a rear yard in addition to a separate front garden accessed from across the access street to the front of the property. There is. **NO ONWARD CHAIN INVOLVED** with the sale. Viewing is highly recommended to fully appreciate the potential on offer.

Cottage

Formerly 2 Bedrooms

In Need Of Modernisation

Excellent Potential

1 Bedroom

Living Room

Viewing Advised

EPC Rating: D



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Entrance Hall

Radiator

Bedroom 1

Front facing, double glazed window, radiator.

Living Room

13'10" x 11'3"

Double glazed window, radiator.

Dining Area / Bedroom 2

6'11" x 10'5"

Formerly Bedroom 2 and could be converted back by way of an inner wall between the living room and dining area, double glazed window, radiator, opening to the living room.

Kitchen

8'0" x 11'1"

Floor and wall units, sink and mixer tap, radiator, two double glazed windows, oven, hob, rear passage with door to the rear yard and storage cupboard.

Bathroom

Low level WC, pedestal basin, bath, radiator, double glazed window.

Externally

Externally there is a rear yard in addition to a separate front garden accessed from across the access street to the front of the property.

COUNCIL TAX

The Council Tax Band is Band A.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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