



Reighton Avenue, York, YO30 5QW

- Three Bedroom Semi-Detached Home
- Development Potential STP
- Generous Driveway Parking & No Onward Chain
- Quiet Cul-De-Sac Position
- South-East Facing Rear Garden
- Council Tax Band B

Offers Over £270,000



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DESCRIPTION

A traditional three-bedroom semi-detached home, peacefully positioned at the end of a quiet cul-de-sac towards the northern end of Reighton Avenue, York. Offering generous accommodation, ample off-street parking and a south-east facing rear garden, the property presents an exciting opportunity for modernisation. Offered with no onward chain.

The ground floor features a welcoming entrance hallway, bright bay-fronted living room and separate dining room overlooking the rear garden. A fitted kitchen, useful utility area and ground-floor shower room complete the accommodation.

Upstairs are three bedrooms, including a generously proportioned principal bedroom with an attractive bay window. The remaining bedrooms provide flexibility for family living, guests or home working.

Externally, a spacious driveway offers ample off-street parking, alongside a substantial lean-to side extension providing useful storage. The established south-east facing rear garden features a lawn, paved patio and mature boundaries, enjoying morning and early afternoon sunshine.

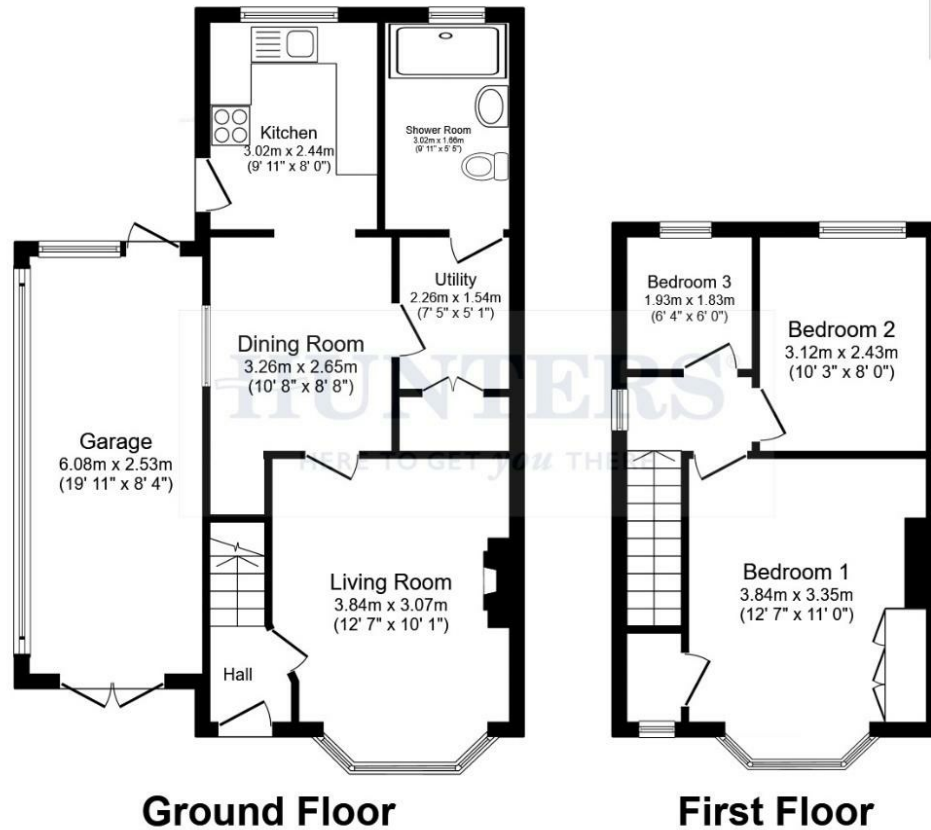
Whilst requiring modernisation, the property offers excellent potential to create a superb family home, including the possibility of extending into the loft space, subject to the necessary planning permissions and building regulations.

Reighton Avenue is conveniently located for York city centre, local amenities, schools and transport connections, with this particular position enjoying the added appeal of a peaceful cul-de-sac setting.

With its desirable location, south-east facing garden, generous parking, potential for further accommodation and no onward chain, this is an excellent opportunity to acquire a traditional family home with significant potential. Early viewing is highly recommended.







Total floor area 93.4 m² (1,005 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

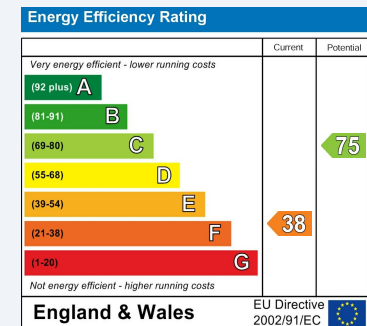
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.