



Hempland Lane, York, YO31 1AU

Guide Price £325,000

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Offering comfortable and practical single-level living, this home is in good overall condition while giving the next owner plenty of scope to update the décor, kitchen and bathroom over time. The layout is simple and easy to manage, making it particularly well suited to downsizers, couples or anyone planning ahead for life without stairs.

The living room at the front of the house is a bright and comfortable space, with a wide bay window bringing in plenty of natural light. There is good room for sofas and other furniture, while the fireplace creates a natural focal point.

To the rear is a particularly useful kitchen/dining room. A slight extension has created extra space for a dining table, making this a much more practical room for everyday meals. There is a good amount of fitted storage and worktop space, with windows overlooking the rear garden and a door providing direct access outside. The kitchen would benefit from some modernisation, but its size and layout provide a strong starting point for a future update.

Both bedrooms are good sizes. The front main bedroom has another attractive bay window, creating a bright room with plenty of space for a double bed and furniture. The second bedroom is also well proportioned and could be used for guests, hobbies or as a home office.

The bathroom includes a bath, WC and wash basin and is again perfectly usable while offering scope for a future refresh. This gives buyers the chance to make improvements gradually rather than needing to complete major work before moving in.

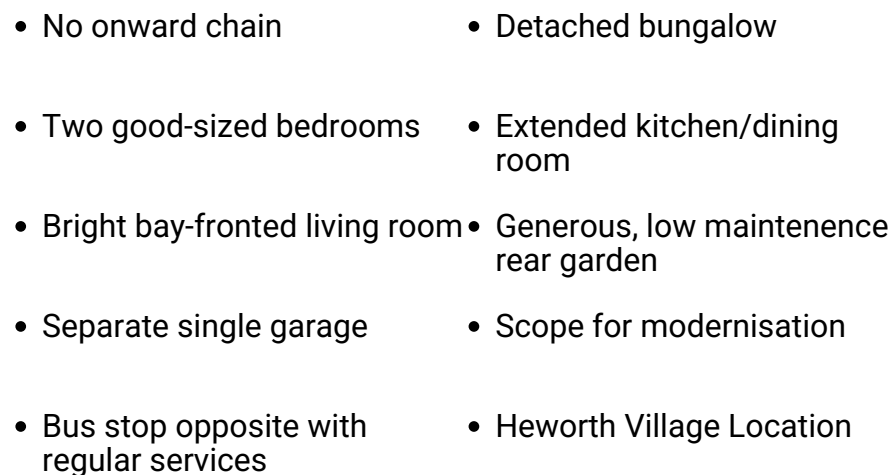
Outside, the generous rear garden is largely paved, helping to keep maintenance manageable while still providing plenty of room to sit outside and enjoy warmer days. Established flowers, shrubs and planting areas bring colour and interest, with space for pots, outdoor furniture and further planting if desired. For a downsizer, the garden provides a pleasing balance between useful outdoor space and day-to-day upkeep.

A separate garage is another valuable feature, offering secure parking or useful storage for bikes, tools and garden equipment.



The floor plan shows a rectangular house with a central hallway. The layout includes:

- Bedroom 1:** Located at the front left, measuring 12'1" x 10'11" (3.7m x 3.3m).
- Bedroom 2:** Located at the back left, measuring 10'11" x 10'6" (3.3m x 3.2m).
- Bathroom:** Located between the two bedrooms, measuring 7'3" x 6'1" (2.3m x 1.9m).
- Kitchen/Dining Room:** Located at the back right, measuring 10'0" x 10'11" (4.9m x 3.3m).
- Living Room:** Located at the front right, measuring 12'7" x 10'11" (3.7m x 3.3m).
- Hallway:** A central hallway connecting all rooms.
- Front Porch:** A large, curved front porch with a glass door leading into the living room.
- Back Porch:** A small back porch with a glass door leading into the kitchen/dining room.
- Storage:** A closet is located in the kitchen/dining room area.



	Current	Potential
<i>Very energy efficient – lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient – higher running costs</i>	67	75
England & Wales	EU Directive 2002/91/EC	

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