



Newland Park Drive, York £320,000

A traditional bay-fronted semi-detached property offering enormous potential set within this highly sought after location offered for sale with vacant possession and no forward chain.



Providing spacious three bedroomed living accommodation arranged over two floors is this traditional residence which has been lovingly maintained and offers a wonderful opportunity for young and mature professionals as well as families to mark their own stamp.

Situated within close proximity to York City Centre, the A64 and A1079, the property provides quick and easy access into York City Centre, with enclosed gardens and adjoining garage.

The property is entered via a upvc glazed door to the front elevation which in turn opens into an entrance hall with staircase leading to the first-floor accommodation and doors leading through into the kitchen and reception area.



A through lounge-diner offers a dual aspect with views to the front via a large upvc bay window with an archway opening into a living area with feature fireplace and sliding upvc doors leading onto a rear patio with garden beyond.

The kitchen comprises a range of wall and base fitted units to three sides with fitted preparation surfaces which incorporates a single bowl stainless sink with mixer tap over, along with space for a cooker and a further timber glazed door leading into the garage.

To the first floor, a central landing leads into three well-proportioned bedrooms. Of particular note is the second bedroom, which provides an extensive range of built in wardrobes with all bedrooms benefitting from a radiator and upvc double glazed windows.



The bathroom comprises a three-piece suite having panel bath with shower over along with a low flush WC and pedestal hand wash basin along with fully tiled walls, upvc double glazed semi-opaque window to the rear elevation and built in airing cupboard.

To the outside, the property sits directly off Newland Park Drive, providing off-street parking in front as well as an adjoining brick built garage.

The front garden is low maintenance and landscaped with paved and gravelled areas with a feature holly bush and path leading to the front door.

To the rear is a private and enclosed split level lawned garden with two raised patios, central lawn feature, along with an array of established herbaceous borders. In addition is a useful store, with timber entrance door and glazed window to the side elevation.



The garage can be entered via an over door and benefits from light and power with coal store and toilet cubicle, having a low flush WC.

Tenure: Freehold

Services: All mains services connected

EPC Rating: TBC

Council Tax: C - City of York

Viewings: Strictly via the selling agent 01904 625533

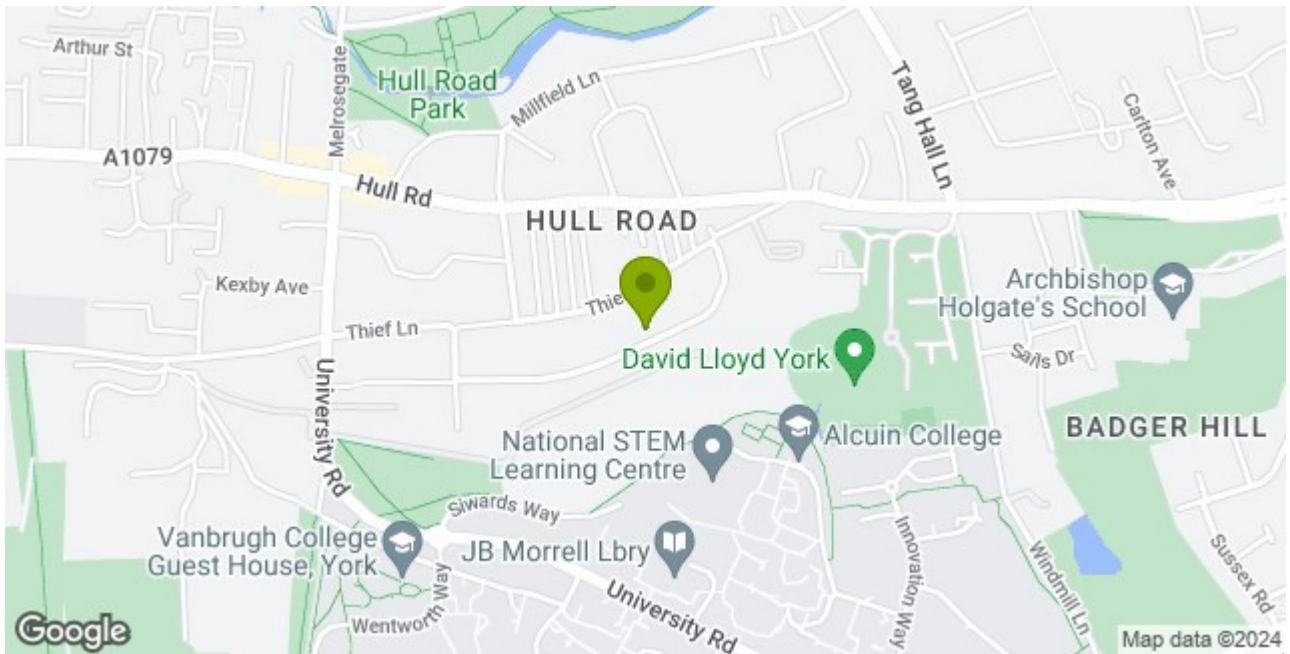
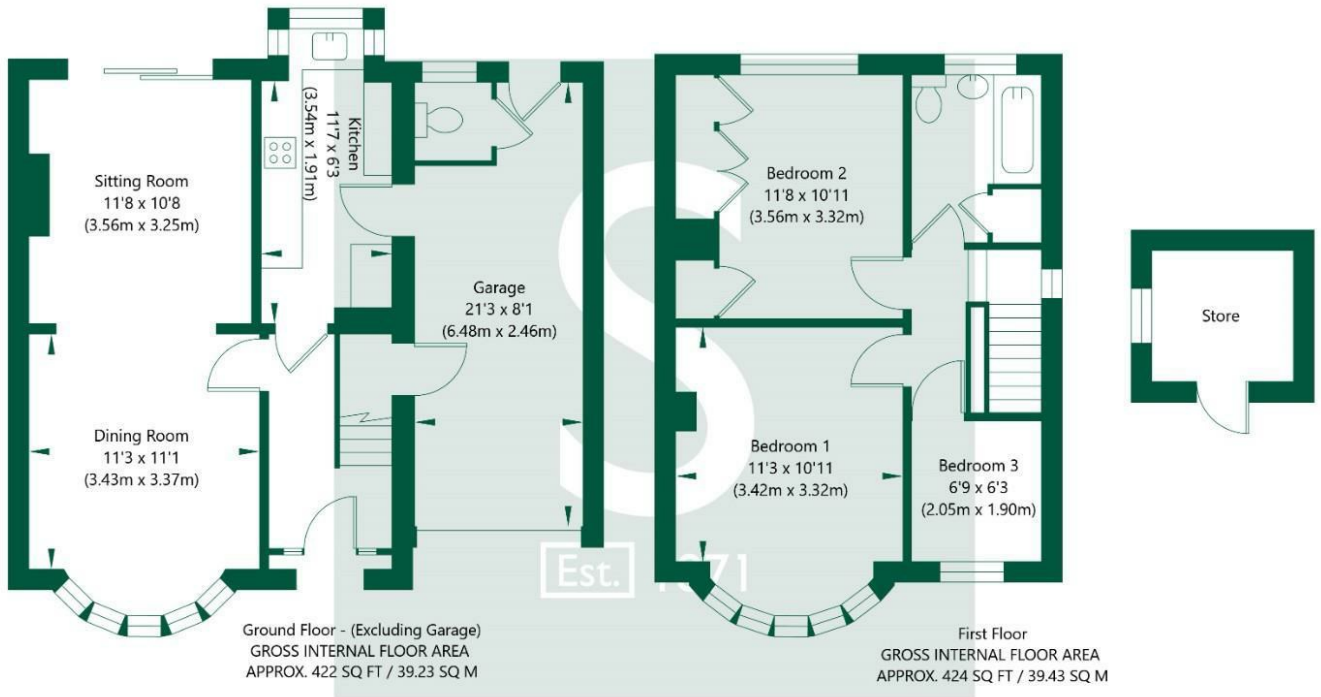
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