

Oxenby Place, York YO61 3JN

£225,000

Stephensons
estate agents & chartered surveyors



An exciting opportunity to acquire a 2 bedroom semi-detached bungalow, available on the open market for the first time since 1992 and offered today with no onward chain. Situated in an enviable cul-de-sac location within walking distance of Easingwold's vibrant Market Place, this property presents excellent potential for cosmetic updating and general improvement throughout.

Tenure: Freehold
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 1600 Mbps* download speed
 EPC Rating: F - 38
 Council Tax: C - North Yorkshire Council
 Current Planning Permission: No current valid planning permissions

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



The accommodation begins with an entrance hall featuring a practical coat, boot, and shoe cupboard and doors leading off into a spacious 17'5" (5.31m) long living room with views over the front garden and a feature fireplace with a redundant back boiler. The kitchen features a double glazed door leading out to the driveway and presents buyers with an exciting opportunity to replace and re-imagine the original 1990's base and wall units currently in situ.

An inner lobby, complete with an airing cupboard, leads off into 2 well-proportioned double bedrooms, one with a range of fitted wardrobes and both overlooking the rear garden. The property also benefits from a stylish shower room, newly fitted in 2023 that features a generous walk-in shower and an electric heated towel rail.

Additional internal features include partial heating via slimline electric panel heaters, double glazing and access to a surprisingly spacious part-boarded loft via a drop-down ladder. With a 9'0" (2.74m) high apex and approximately 210 sq ft (19.5 sq m) of potential space above 1.5m, the loft offers excellent scope for conversion, subject to the necessary permissions.

Externally, the property boasts front and rear gardens mainly laid to lawn and a paved driveway providing off-road parking.

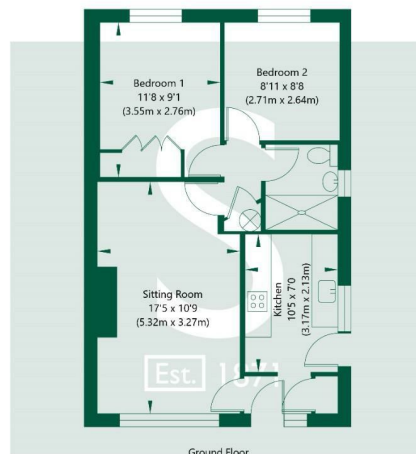
AGENTS NOTE

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Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 531 SQ FT / 49.31 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 531 SQ FT / 49.31 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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