

The Wandle, York YO26 5AL

£250,000

Stephensons
estate agents & chartered surveyors



Tucked away at the end of a quiet cul-de-sac, this well-presented three-bedroom home offers move-in-ready accommodation.

Tenure: Freehold
 Services/Utilities: All mains services connected.
 EPC Rating: D - 67
 Council Tax: C - City of York
 Current Planning Permission: No current valid planning permissions

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Tucked away at the end of a quiet cul-de-sac, this well-presented three-bedroom home offers move-in-ready accommodation, a generous rear garden with open views across neighbouring fields, and a double driveway providing ample off-street parking. For added peace of mind, the property also benefits from a fitted security alarm system. Conveniently located to the west of York, the property is well placed for access to the A1237, York city centre, local schools and the excellent range of shops and amenities in nearby Acomb.

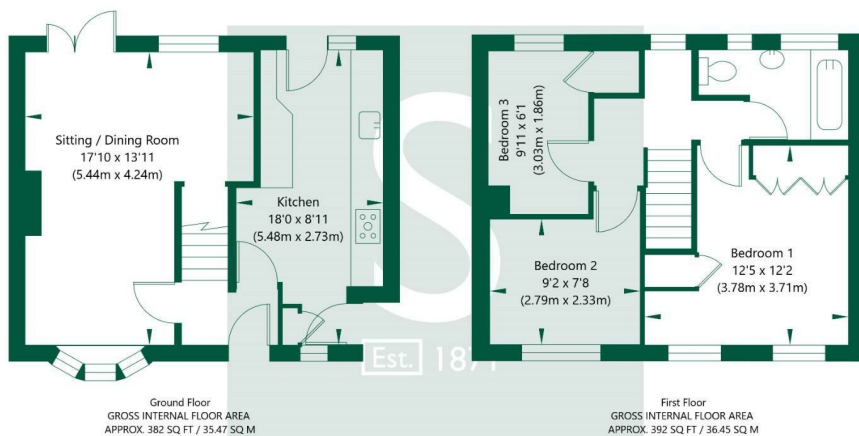
The property has been updated over recent years and is presented in a modern, neutral style throughout. An entrance hall leads into the lounge, where a feature electric fire creates a welcoming focal point. The kitchen is fitted with a range of units and benefiting from an integrated dishwasher, offering practical space for everyday living.

To the first floor are three bedrooms, including two doubles and a single room, all served by a modern family bathroom.

Outside, the property enjoys a particularly generous rear garden, with plenty of space for children to play, entertaining or simply relaxing whilst taking advantage of the open views beyond. To the front, a double-width driveway provides off-street parking for multiple vehicles.

Offering well-maintained accommodation in a popular residential location, this is an ideal home for first-time buyers, young families or anyone looking for a property that's ready to move straight into.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 774 SQ FT / 71.92 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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