Cedar Grove, York YO31 1JZ

£240,000

Stephensons
estate agents & chartered surveyors

Nestled in the corner of a private cul-de-sac just off of Stockton Lane in Heworth, a three-bedroom semi-detached dormer bungalow occupying a private corner plot, offering excellent scope for modernisation and the opportunity to purchase with no onward chain.

Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed.
EPC Rating: D - 63
Council Tax: C - City of York
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.

Settling in an enviable corner plot decision on a private cul-de-sac in Heworth, this semi-detached dormer bungalow requires a programme of modernisation, and offers scope for further extension subject to the necessary planning consents.

The property provides versatile accommodation arranged over two floors; the ground floor offers well-proportioned living accommodation, including a reception room, kitchen, a bedroom and bathroom, while the dormer-style first floor provides two additional bedrooms and useful flexibility for family living, working from home or visiting guests.

Externally, the property occupies a particularly appealing corner plot, providing gardens to the front and side together with excellent potential for landscaping, outdoor entertaining and, subject to the necessary consents, possible extension or further enhancement. The single garage can be used for parking or storage, with the driveway ample for two cars.

Cedar Grove offers the opportunity to enjoy a well-established residential setting within Heworth, one of York's popular and sought-after suburban areas. The location combines a quieter neighbourhood atmosphere with convenient access to the city centre and a wide range of everyday amenities.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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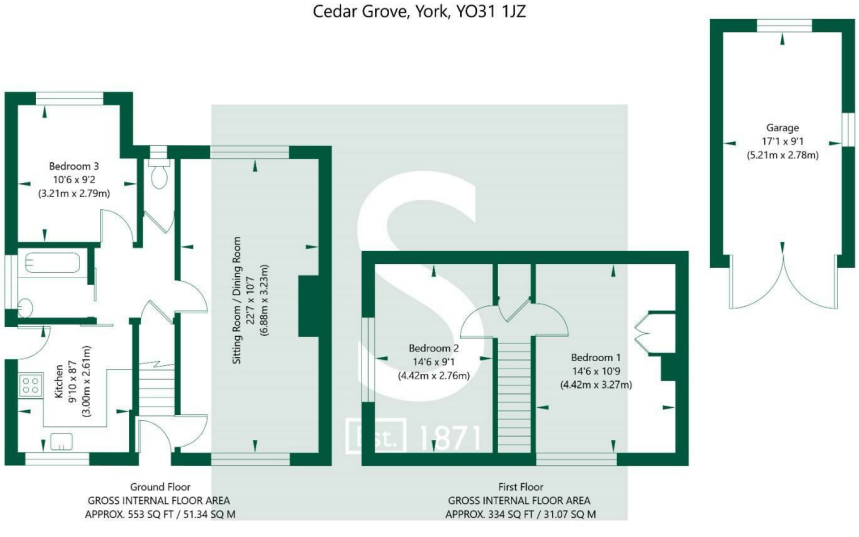

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 887 SQ FT / 82.41 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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