



## Newland Park Drive, York Offers Over £300,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A traditional Semi Detached house set within this much sought after development positioned within walking distance of York City Centre, offering extended family living accommodation and being offered for sale with vacant possession.





## Accommodation

An ideal opportunity for young and mature families to acquire this spacious 3 bedroom semi detached house, which requires a programme of modernisation and upgrading.

Internally, the property is entered through a double glazed front entrance door into a spacious reception hall with staircase leading to the first floor accommodation. The hall also includes a radiator.

The principal reception room is a spacious living room which has a fitted gas fire with back boiler set on a marble hearth. Sliding patio doors lead out onto the rear garden beyond, and the living room also includes a single radiator and television aerial point.

There is a separate dining room with a bay window to the front elevation with uPVC framed double glazed casements. The dining room also features a radiator.

The property's kitchen is located at the rear having been extended in the past and having a range of built-in base units to 3 sides with rounded edge worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. The kitchen includes an integrated New World electric oven and grill with 4 point gas hob unit. There is a fitted breakfast bar, radiator, vinyl flooring and integral garage access.

The property enjoys 3 separate bedrooms, the main bedroom of which is located at the rear and has a double fronted built-in airing cupboard which houses the hot water cylinder and electric immersion heater. Bedroom 1 also includes a bay window to the rear elevation.

Bedroom 2 is positioned at the front and also has a bay window to the front elevation. Bedroom 3 is a single room and both bedrooms 2 and 3 also benefit in radiators.

There is a house bathroom which has a pedestal wash hand basin and walk-in shower cubicle with drying bay, Triton shower unit and full height tiled splashbacks.

Finally, there is a separate toilet having a low flush W.C. and tiled splashbacks.

## To The Outside

The property is accessed directly off Newland Park Drive through a pillared entrance onto a front driveway which provides off street parking and in turn accesses the single garage which has timber garage doors, light and power.

The property's front garden is flagged with a central gravelled hardstanding and surrounding herbaceous borders.

Joining the rear elevation and running parallel with the side boundary is an extensive flagged pathway which opens out at the rear of the ground onto a patio which provides ample space for garden furniture.

Centrally, the property's rear garden is laid to lawn with surrounding herbaceous borders.

The garden is enclosed by fenced boundaries and an outside water tap is positioned off the rear kitchen elevation.

An early inspection is strongly recommended.

## Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Unknown

EPC Rating: TBC

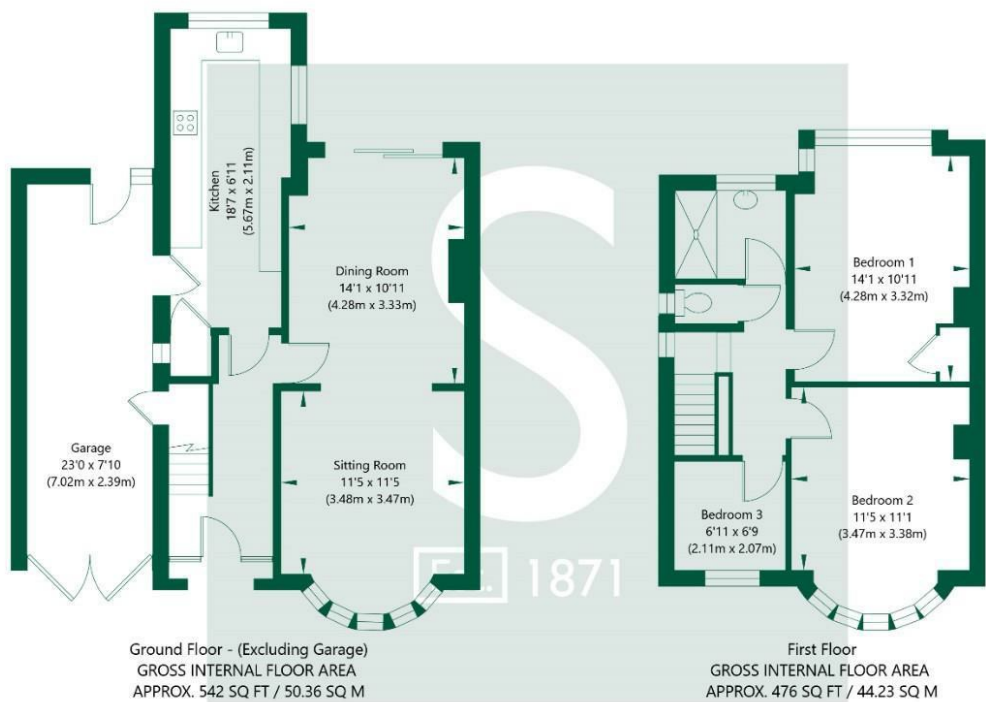
Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

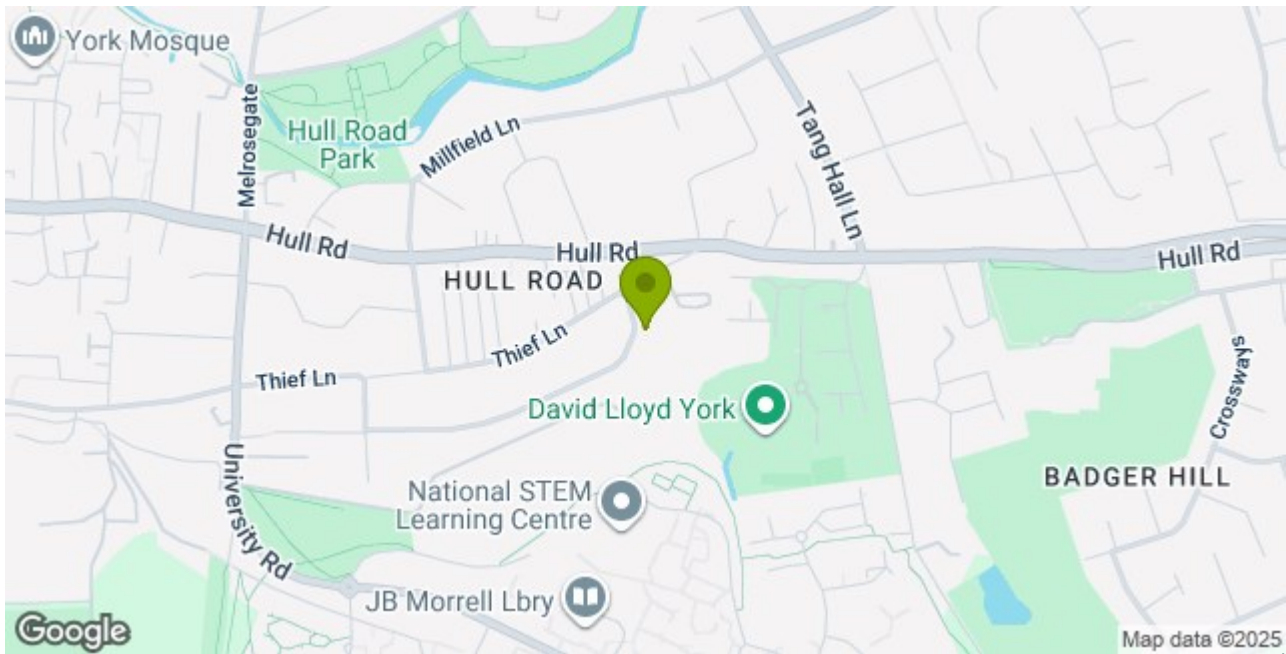
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

Newlands Park Drive, York, YO10 3HP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1018 SQ FT / 94.59 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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