



## Jennifer Grove, York Asking Price £325,000

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

A traditional semi detached house occupying a choice corner plot position with generous side and rear gardens, and accommodation that offers enormous scope for further expansion and improvement.



## Accommodation

The property is accessed via a timber framed front door into a useful porch area, which leads into the entrance hallway, with stairs heading to the first floor accommodation.

To the right of the entrance you will find a spacious lounge - diner, decorated neutrally with a fitted electric fireplace.

At the rear elevation of this much loved home is the kitchen. Complete with a range of wall and base units, there is space for a selection of freestanding appliances, and it is finished with a stainless steel sink with mixer tap which overlooks the rear garden. The garage can be accessed internally from the kitchen as well.

Leading to the first floor accommodation you have three bedrooms, two of them being double rooms - both of these include built in wardrobes. The third bedroom is a smaller, single room.

The internal accommodation is completed by the house bathroom, briefly comprising of, low flush W.C, ceramic sink with vanity unit and walk in shower with glass screen and tiled splash back.



## To The Outside

Externally, the property sits on a corner plot with a generously sized garden wrapping round to the side of this home and driveway parking is available to the front of the property.

Situated on Jennifer Grove in Holgate, the property has great connections to York Train Station and the City Centre, and has the added benefit of being offered with no forward chain.



## Agents Note

The side garden of the property will be subject to a 21 year overage provision entitling the current owners to 50% of any uplift of value should planning be granted for an addition, separate, residential dwelling.

Tenure: Freehold

Services: All Mains Services Connected

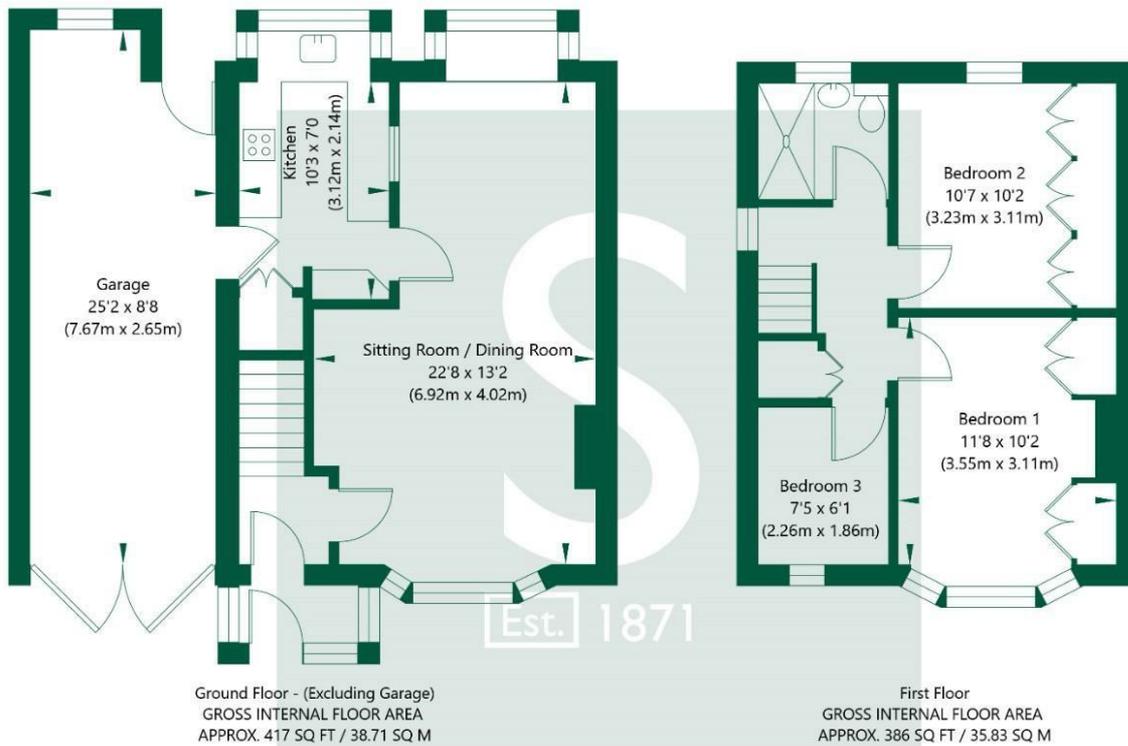
EPC Rating: TBC

Council Tax: City of York - C

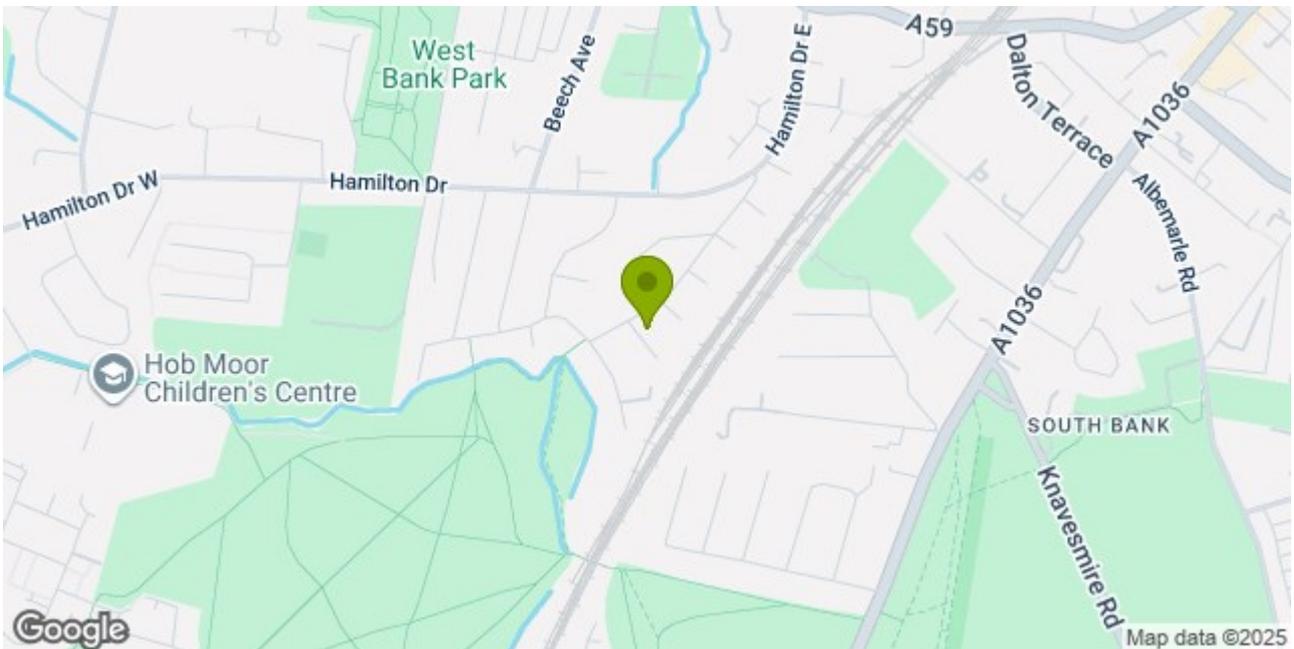
Viewings: Strictly via the selling agent



Jennifer Grove, York, YO24 4DZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 803 SQ FT / 74.54 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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