

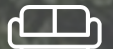





75 Water Lane  
York, YO30 6PW  
**Guide Price £260,000**

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**NO ONWARD CHAIN** - A three bedroom semi detached house, in this popular residential area, close to York City Centre, Railway Station and Clifton Moor retail park. Benefitting from popular nearby schools and amenities, the property is an ideal starter home providing the right level to easily personalise and add your own stamp.

The bright and spacious living accommodation comprises entrance porch, entrance hallway, through lounge/dining room with bay window, 14' kitchen, WC/cloaks, first floor landing, three first floor bedrooms (two doubles and one single) and a three piece house bathroom. To the outside is a generous front driveway providing plenty of off street parking and the potential for electric car charging, side access with storage area, a good size garden.

An accompanied viewing is highly recommended.

**Agents Notes:**

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

**Porch**

**Hallway**

**Lounge/Diner**

25'0" x 11'11" (7.64m x 3.65m)

**Kitchen**

14'6" x 8'9" (4.44m x 2.68m)

**Master Bedroom**

12'6" x 11'11" (3.83m x 3.65m)

**Bedroom 2**

11'11" x 11'0" (3.65m x 3.36m)



**Bedroom 3**

9'0" x 8'9" (2.75m x 2.68m)

**Bathroom**

8'9" x 6'4" (2.68m x 1.95m)

**Outside**

# FLOOR PLAN

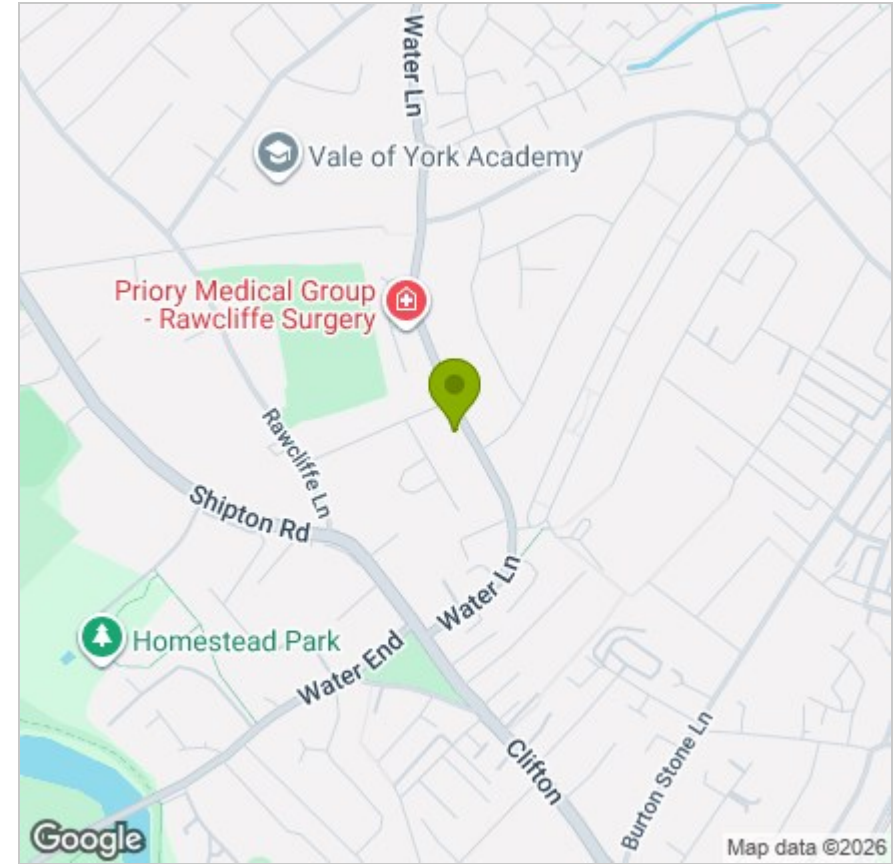
Ground Floor  
509 sq.ft. (47.3 sq.m.) approx.

1st Floor  
462 sq.ft. (42.9 sq.m.) approx.

TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.