



Woodlea Avenue, York, YO26 5JU

- Three Bedroom Semi-Detached
- Modernisation Required
- Gated Driveway
- Exceptional Plot Size
- No Onward Chain
- Council Tax Band B

Offers Over £300,000



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DESCRIPTION

Occupying an unusually generous corner plot in Acomb, York, this three-bedroom semi-detached home offers an increasingly rare opportunity for buyers seeking a property with significant potential. Owned by the same family for many years, the house now requires modernisation and updating, presenting superb scope to create a spacious family home tailored to individual tastes.

The ground floor includes an entrance hall, a bright living room with bay window, a separate dining room overlooking the rear garden, a fitted kitchen, utility room and a ground floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

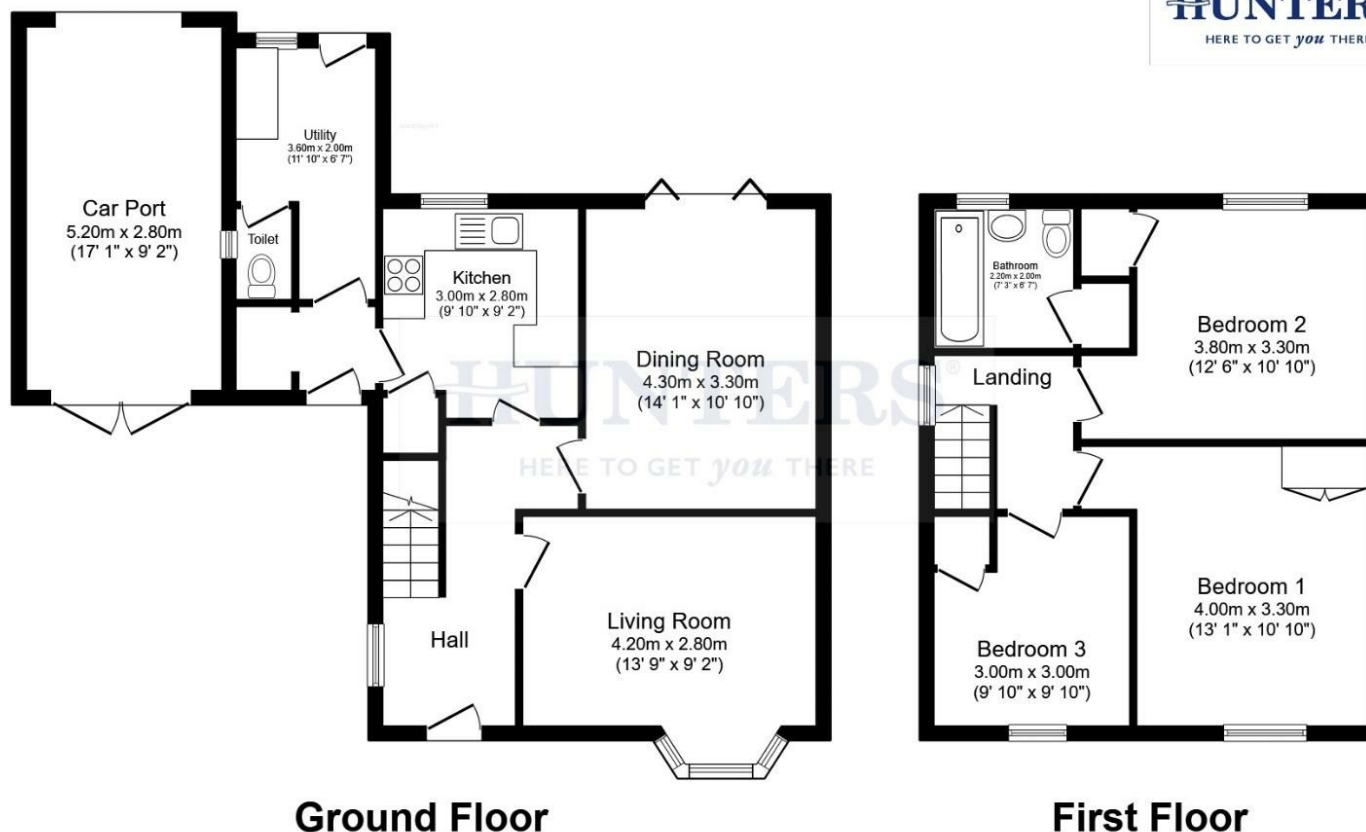
A key highlight is the exceptional plot size. The previous owners acquired an additional section of land to the side, creating extensive wrap-around gardens that provide outstanding space and privacy. The grounds feature mature lawns, established planting, multiple outbuildings, covered seating areas and a substantial ornamental pond - ideal for keen gardeners, families or those considering future extension potential (subject to consents).

To the front, a gated driveway offers off-street parking and leads to a large car port, with mature hedging creating a private frontage.

Situated in the ever-popular Acomb area of York, the property benefits from excellent access to local amenities, schools, shops and regular transport links into York city centre.







Total floor area 102.6 m² (1,104 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

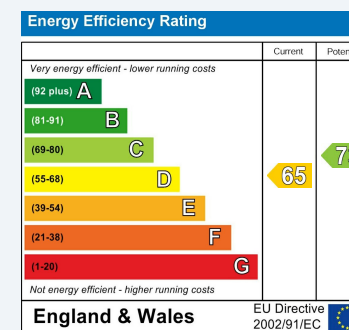
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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