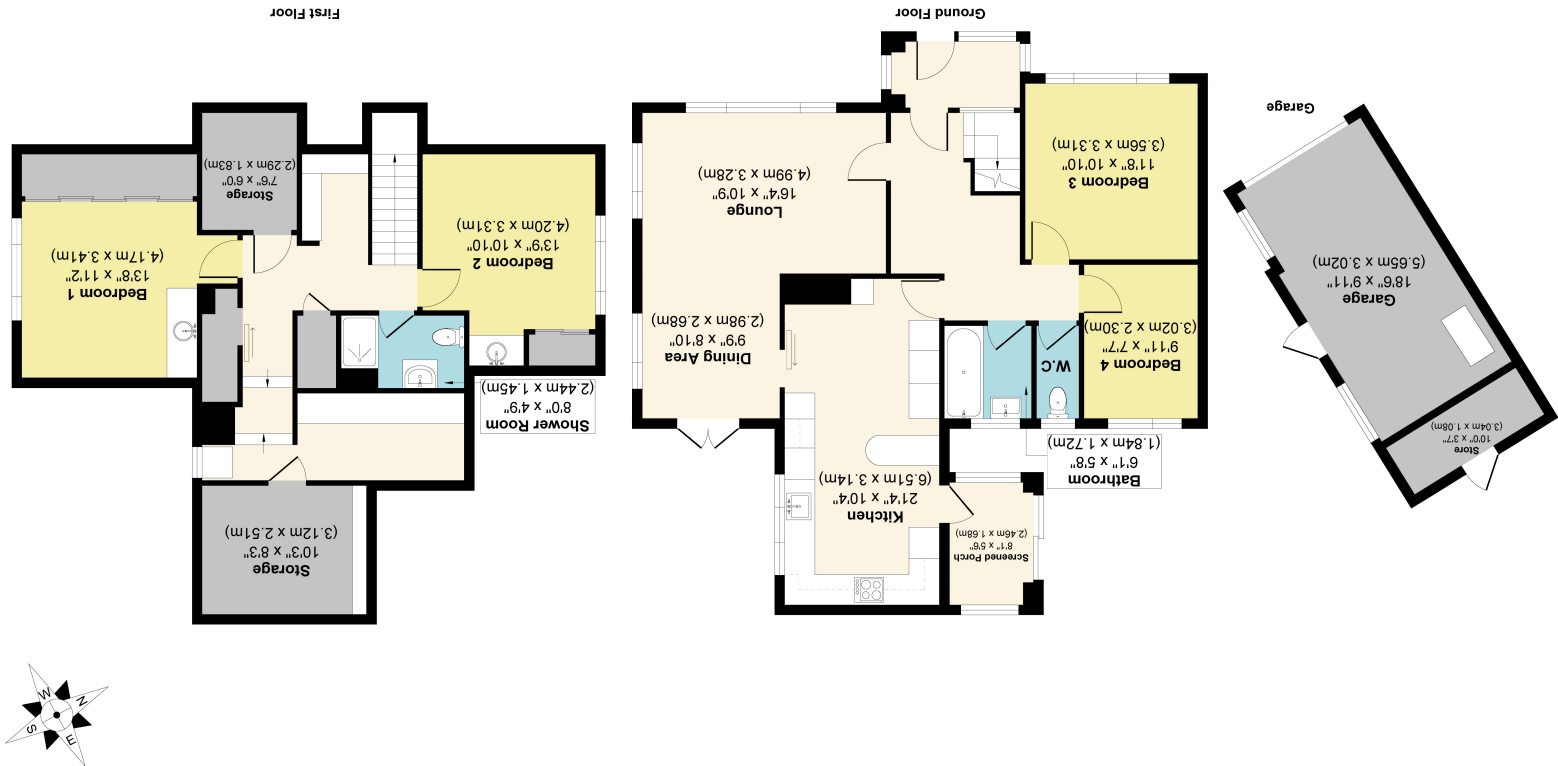


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Approx. Gross Internal Floor Area 1940 sq. ft / 180.25 sq. m





# Ribstone Grove, York YO31 0NX

Offered for sale with no onward chain is this substantial detached house nestled in a quiet and highly desirable cul-de-sac, just off Meadlands. Set on a generous and private plot, the property boasts a versatile layout and briefly comprises: a bright and welcoming entrance hallway, a spacious dual aspect living through dining room, a light fitted breakfast kitchen, and a garden room that opens out onto the rear garden. The ground floor also features two well proportioned bedrooms, along with a bathroom and separate W/C. Upstairs, you'll find two further double bedrooms, each with fitted wardrobes, a shower room, and three large storage areas. The landing area offers a charming reading nook or study space, ideal for a quiet moment or working from home. Outside, the property continues to impress with wrap-around gardens with mature borders, a driveway providing off-street parking, a detached garage with an additional rear store and solar panels. Whether you're enjoying family time or entertaining friends, the outdoor space is perfectly suited to a variety of lifestyles. While the home has been well cared for, it now offers an exciting opportunity for a discerning buyer to modernise and make it their own. With excellent proportions throughout and situated in such a prime residential location, early viewing is highly recommended to fully appreciate the size and standard and potential of accommodation on offer here.

- No Onward Chain
- Detached House
- Oozing Potential
- Driveway
- Large Living through Dining Room
- Ample Storage
- In Need of Renovation
- Solar Panels
- Desirable Location
- Four Bedrooms

Travelling from Stockton Lane from York. Take the right hand turning onto Algarth Road and continuing forward until reaching the T junction with Bad Bargain Lane. Turn right and left onto Meadlands then left on to Ribstone Grove. The property will be found at the end of the cul de sac.

Appletree Village is a popular residential area that is conveniently positioned for access to the A64, A1079 and Stockton Lane. Local amenities are available with the wider range of facilities in Heworth Village, Osbaldwick or the City Centre. Hempland Primary School is close by.

