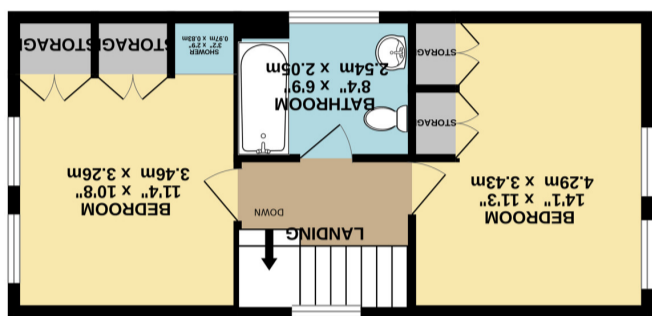


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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TOTAL FLOOR AREA : 1520 sq.ft. (141.2 sq.m.) approx.



GROUND FLOOR
1095 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



31 Algarth Road, York YO31 1EZ

Offered for sale with the benefit of no onward chain is this well maintained three / four bedroom detached house on a substantial plot with potential to improve and extend (STPP). This spacious home briefly comprises; entrance hallway, lounge with feature fireplace, double bedroom, bright dining room / fourth bedroom, breakfast kitchen with pantry, a W/C, and a sun room all to the ground floor. To the first floor are two good sized double bedrooms each with ample storage, one with a shower, and the house bathroom. Externally the property benefits from two driveways for ample off street parking, well tended front garden, two attached garages and a workshop. Also boasting a generous sized and relatively private south facing rear garden with mature borders and patio area. Situated in a highly desirable area and likely to appeal to a wide range of buyers, early viewing is highly recommended.

PLEASE NOTE: AWAITING PROBATE

Disclaimer - Fixtures and fittings other than those mentioned are to be agreed with the Seller. All measurements are approximate and are taken using a laser measure. Statements contained within these particulars are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to making any decisions on this property. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange of contracts. Details correct at time of publication.

- No Onward Chain
- Substantial Plot
- Two Reception Rooms
- Ground Floor Bedroom
- First Floor Bathroom
- Front and Rear Gardens
- South Facing Garden
- Potential to Improve
- Potential to Extend (STPP)

Travelling from Heworth roundabout out of York. Take the turning onto Stockton Lane and continue. Algarth Road will be seen on the right hand side and the property can be found on the left hand side and can be identified by our For Sale board.

Algarth Road off Stockton Lane situated on the outskirts of York and being

