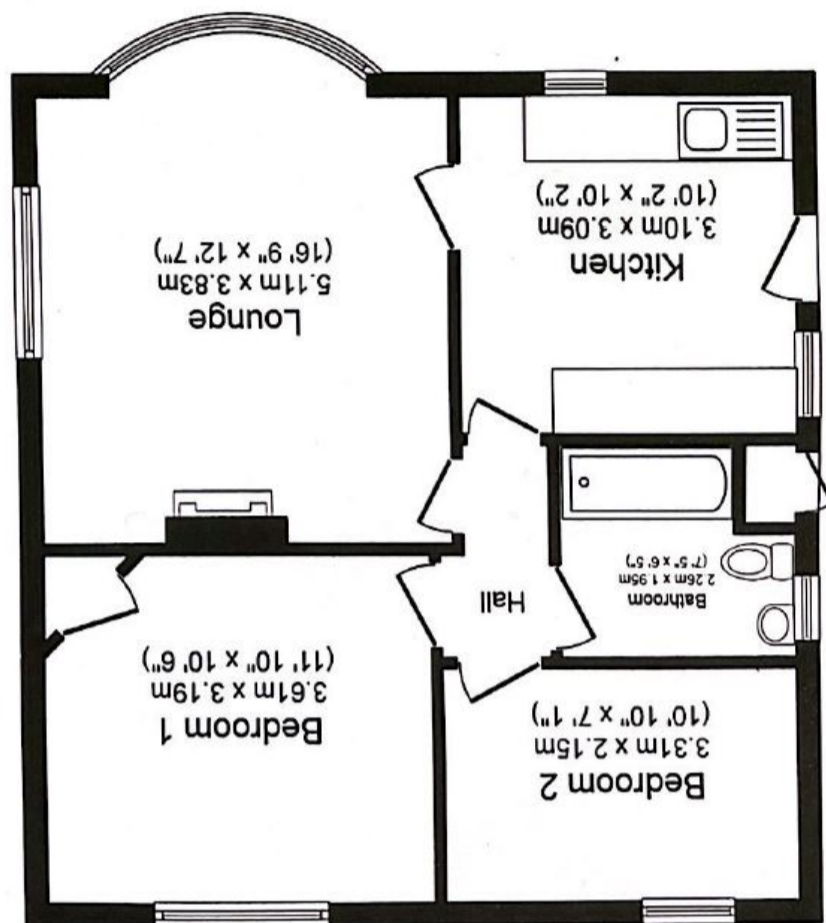


Total floor area 53.0 sq.m. (570 sq.ft.) approx

Floor area 53.0 sq.m. (570 sq.ft.) approx

### Floor Plan



## 18 Whitby Avenue, YORK YO31 1ET

Offered for sale with the benefit of no onward chain is this two bedroom detached bungalow located in a desirable location just off Stockton Lane. The property briefly comprises; lounge with bay window, kitchen, two bedrooms and a bathroom. Situated on a good sized plot with a generous, south west facing rear garden and a good sized front garden with mature boarders.

With potential to improve and extend (STPP) this property is likely to appeal to a wide range of buyers and so early viewing is highly recommended.

### PLEASE NOTE: AWAITING PROBATE

- No Onward Chain
- Two Bedrooms
- Detached Bungalow
- Large Lounge with Bay Window
- Generous Gardens
- Potential to Improve
- Potential to Extend (STPP)
- Desirable Location

Leave the centre of York via Monkgate and proceed across the roundabout onto Heworth Green. At the next roundabout take the second exit onto Stockton Lane. Proceed along taking the right hand turning into Whitby Avenue. The property is situated on the right hand side and can be identified by our for sale board.

Stockton Lane is a highly desirable district of York well placed for access to York city centre, the outer ring road, A64 and the Monks Cross Vangarde retail parks. There is an open green area found locally called The Stray and Heworth Golf Club is opposite this grassed area. Tennis courts and a park can also be found on East Parade. Hempland is the local primary school.

