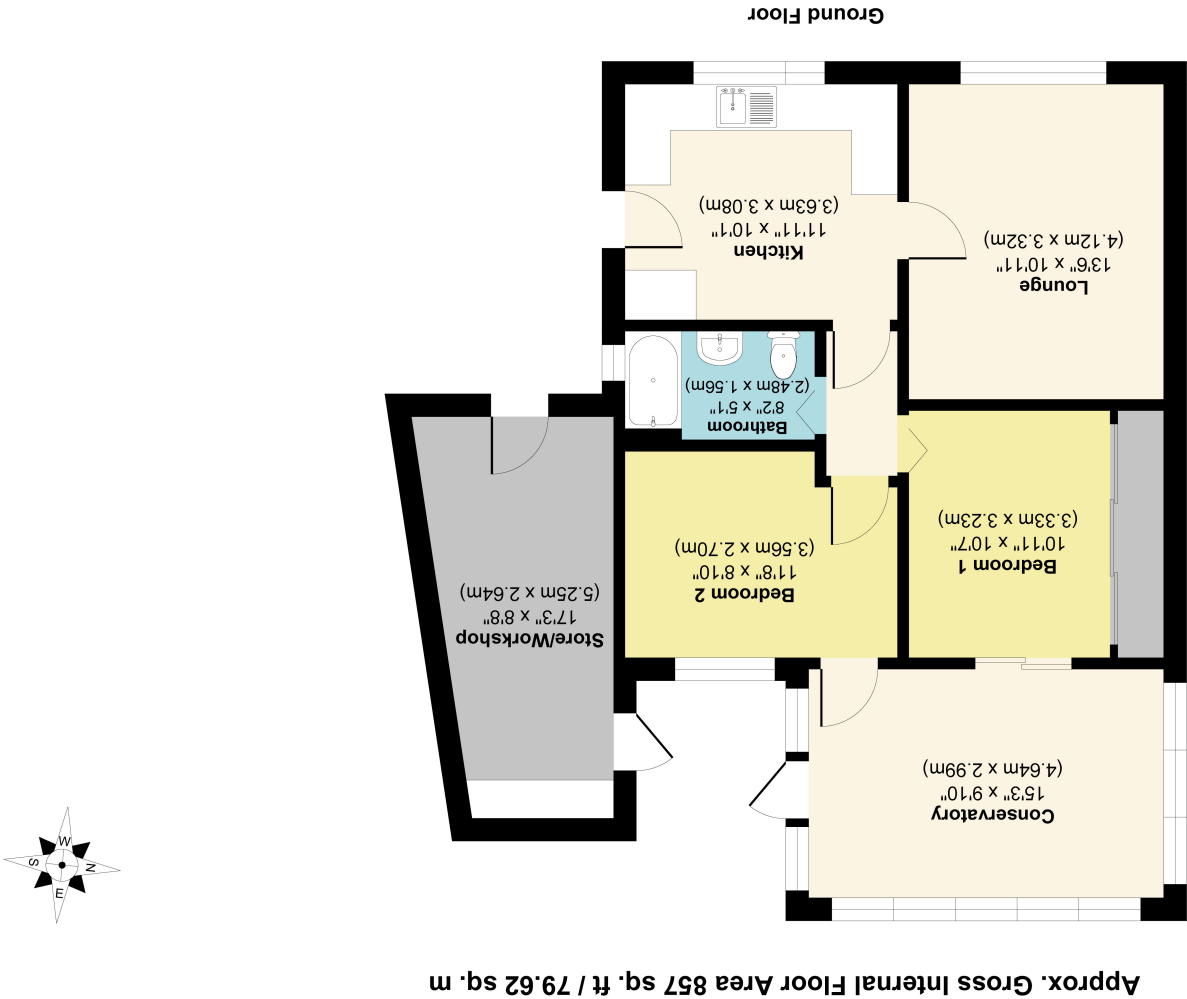


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# Whitby Avenue, York YO31 1EU

Situated in the ever popular residential area of Heworth, this well proportioned two bedroom detached bungalow offers an excellent opportunity for buyers keen to modernise and personalise a home to their own tastes and is offered for sale with the advantage of no onward chain. Internally, the accommodation comprises a spacious lounge, kitchen with space for a dining table, two double bedrooms, conservatory overlooking the rear garden, and a shower room. Outside, the property enjoys a good sized enclosed rear garden with lawn and two patios plus a brick built store / workshop. A neat front garden with driveway parking add further appeal and practicality. With its enviable location, local amenities nearby, and ample scope to improve, this property is a rare find and a great opportunity for those seeking a project in a desirable part of York. Viewing is essential to fully appreciate the potential on offer.

- No Onward Chain
- Detached Bungalow
- Two Bedrooms
- Conservatory
- Potential to Improve
- Good Sized Gardens
- Potential to Extend (STPP)
- Driveway

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 left 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 and A64 and the Monks Cross shopping park. 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.

