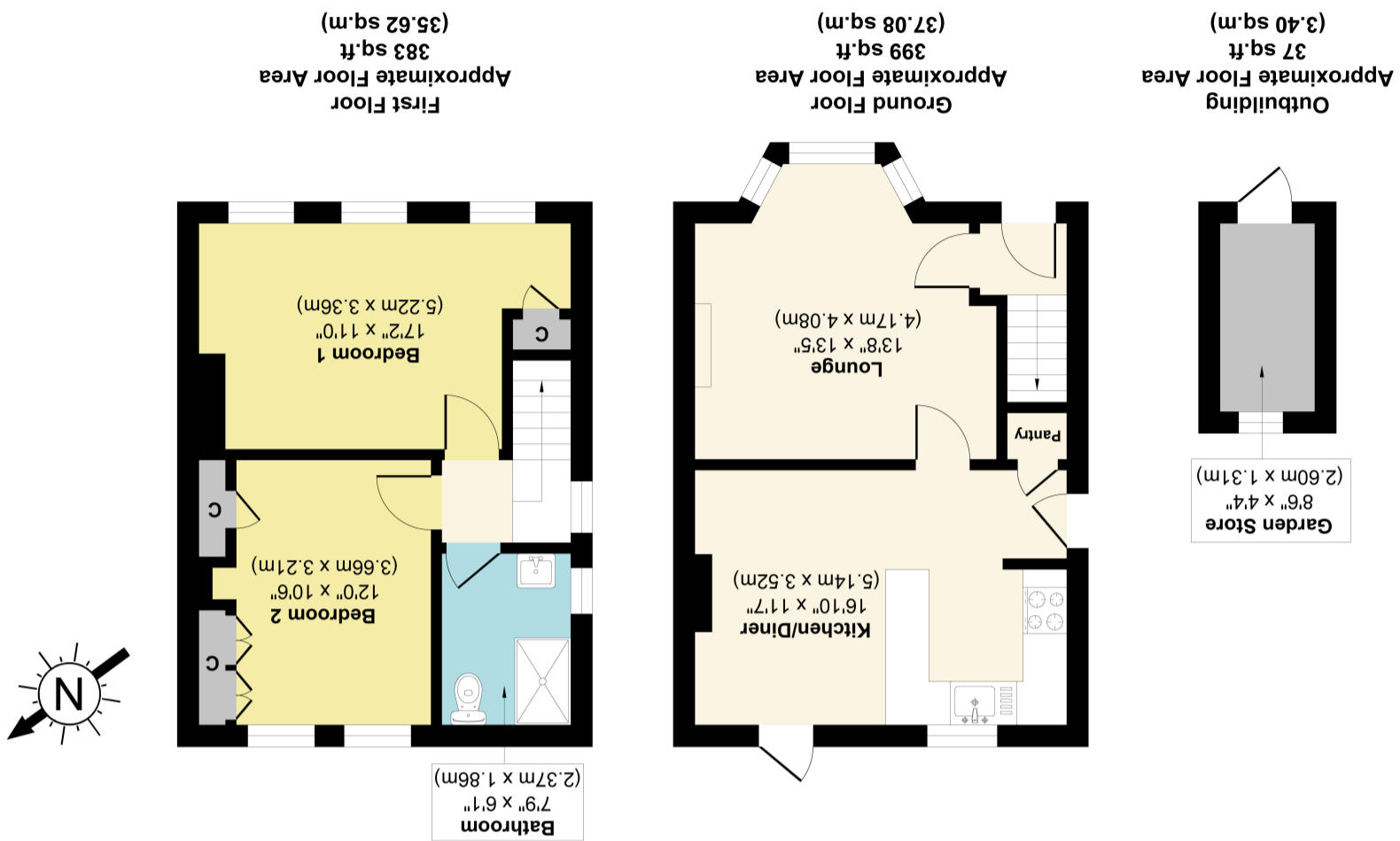


**Approx. Gross Internal Floor Area 819 sq. ft / 76.11 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.



## 35 Starkey Crescent, York YO31 0SX

Offered for sale with the benefit of no onward chain is this spacious end terraced house situated on a generous plot. Boasting an entrance hall, living room with bright bay window, dining kitchen with pantry and views over the rear garden, two large double bedrooms and a modern shower room. Externally the property benefits from a driveway for two cars, a larger than average and relatively private rear garden with patio and lawn areas, perfect for entertaining with family and friends, a brick built store, a shed for extra storage and a greenhouse to grow your own fruit and veg. This wonderful property and been loved and well maintained by the previous owners and is now ready for you to move in and make it your own home offering lots of potential to improve and even extend (STPP). Early viewing is highly recommended to truly appreciate the size and standard of accommodation on offer here.

### PLEASE NOTE: AWAITING PROBATE

- No Onward Chain
- Potential to Extend (STPP)
- Large Dining Kitchen
- Lounge with Bay Window
- Two Good Sized Double Bedrooms
- First Floor Bathroom
- Large Rear Garden
- Driveway
- Local Amenities Nearby

Travelling on Tang Hall Lane from Hull Road turn left onto Fourth Avenue and first left onto Starkey Crescent. The property will be seen on the right hand side and can be identified by our for sale sign.

An ideal location for commuters travelling into York, the University and for access to the A64 and A1079. Local shopping facilities can be found in the area with further facilities in the City Centre and Monks Cross and Vangarde Retail Parks.

