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7 Hempland Drive, York YO31 1AY

Available at the beginning of June is this spacious three bedroom semi detached home. Offered on an unfurnished basis the property briefly comprises; a handy storm porch for coats and shoes, hallway, lounge with bright bay window and feature electric fire, dining room which leads to the modern gloss kitchen, a ground floor w/c and a garage with utility area. To the first floor are two double bedrooms, each with storage, a third bedroom which is conveniently set up as an office / study and a modern four piece house bathroom.

Externally the property benefits from a driveway for off street parking and an enclosed rear garden with raised beds, perfect for growing your own veg and a summer house to sit in the sun or entertain!

Located in a quiet cul de sac, in a highly desirable area just off Stockton Lane, within walking distance to York city centre, lots of local amenities and great schools, we believe this property is likely to generate high interest levels and so early viewing is highly recommended.

- Available June
- Unfurnished
- Modern Kitchen
- Two Reception Rooms
- Three Bedrooms
- Modern Four Piece Bathroom
- Driveway
- Enclosed Rear Garden
- Cul de Sac Setting
- Desirable Location

Travelling from Heworth Roundabout on Stockton Lane. Take the right hand turning onto Hempland Lane and left onto Hempland Drive. The property is located on the left hand side and can be identified by our To Let sign.

An ideal location for access into York by foot, public transport (Number 11 and Coastliner buses every 30 minutes), car or bike. Local shopping facilities can also be found in Heworth to include a Deli, Chemist, Dentist, Post Office and more. Plus Monks Cross, Vangarde and various supermarkets. The A64 which in turn leads to the road networks is easily accessible from the property. The house is in the catchment area for Hempland Primary School and just a few minutes walk away. Archbishop's Holgate is the catchment secondary school, also rated outstanding.

