



## Whitby Avenue, York YO31 1EU

**\*\*Spacious Detached Bungalow with Huge Potential – No Onward Chain\*\***

Located in the sought after area of Heworth, this spacious two bedroom detached bungalow presents an exciting opportunity for buyers looking to renovate and create their dream home. Requiring full modernisation, the property offers fantastic potential to update, reconfigure, or even extend (subject to planning permission). Inside, the bungalow features a bright living room with a bay window and feature fireplace, a well-proportioned kitchen, two good sized bedrooms, and a three piece bathroom.

Externally, the property boasts a larger than average rear garden complete with a lawn, patio area, and mature borders, offering plenty of space for outdoor living. The front garden, driveway, and detached garage provide additional convenience and potential to improve. With its prime location, excellent transport links, and scope for transformation, this bungalow is a fantastic investment.

Early viewing is highly recommended to appreciate the possibilities this home has to offer!

- No Onward Chain
- Detached Bungalow
- Two Good Sized Bedrooms
- Large Rear Garden
- Driveway
- Conservatory
- Garage
- Potential to Extend (STPP)

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.

