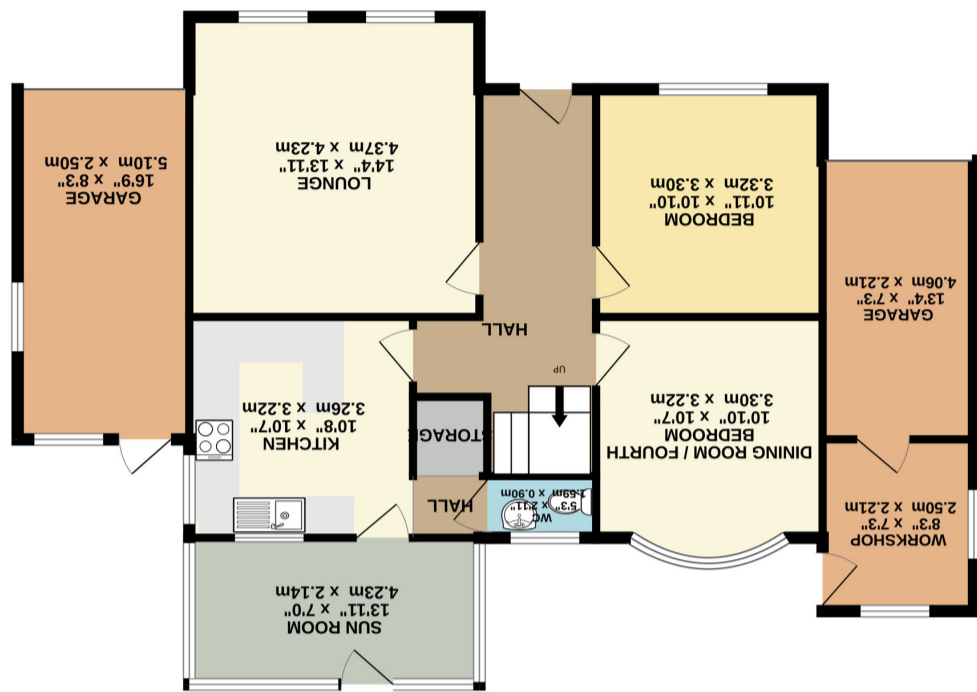
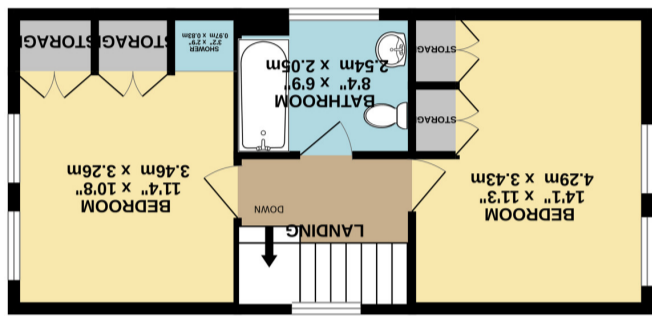


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 1520 sq.ft. (141.2 sq.m.) approx.



GROUND FLOOR
 1095 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR
 424 sq.ft. (39.4 sq.m.) approx.



Algarth Road, York YO31 1EZ

Offered for sale with the benefit of no onward chain is this well maintained three / four bedroom detached house on a substantial plot with potential to improve and extend (STPP). This spacious home briefly comprises; entrance hallway, lounge with feature fireplace, double bedroom, bright dining room / fourth bedroom, breakfast kitchen with pantry, a W/C, and a sun room all to the ground floor. To the first floor are two good sized double bedrooms each with ample storage, one with a shower, and the house bathroom. Externally the property benefits from two driveways for ample off street parking, well tended front garden, two attached garages and a workshop. Also boasting a generous sized and relatively private south facing rear garden with mature borders and patio area. Situated in a highly desirable area and likely to appeal to a wide range of buyers, early viewing is highly recommended.

PLEASE NOTE: AWAITING PROBATE

- No Onward Chain
- Substantial Plot
- Two Reception Rooms
- Ground Floor Bedroom
- First Floor Bathroom
- Front and Rear Gardens
- South Facing Garden
- Potential to Improve
- Potential to Extend (STPP)

Travelling from Heworth roundabout out of York. Take the turning onto Stockton Lane and continue. Algarth Road will be seen on the right hand side and the property can be found on the left hand side and can be identified by our For Sale board.

Algarth Road off Stockton Lane situated on the outskirts of York and being accessible for the Centre and A64 that in turn leads to the motorway network. Local shops can be found nearby in Heworth that offers a range of local shops to include Costcutters, Post Office and Deli. A wider range of facilities can be found at the Monks Cross Retail Park, Vangarde and in the City Centre. There are bus routes into the centre and a local primary school.

