



Givendale Grove, York, YO10 3QF

- Quiet Residential Setting With Excellent Local Amenities
- Ideal Single-Level Layout With Clear Scope To Modernise
- No Onward Chain
- Detached Garage And Driveway Parking For Multiple Vehicles
- Two Bedroom Semi-Detached Bungalow
- Council Tax Band B

£160,000



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DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £160,000 *
BIDDING CLOSES 15 OCTOBER 3PM * FEES APPLY * REGISTER YOUR
INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS

A well-proportioned two-bedroom semi-detached bungalow with a generous private garden, detached garage and driveway parking, quietly positioned on Givendale Grove in a popular residential area to the east of York. Offering single-level living with excellent potential, this home will appeal to buyers seeking practicality, privacy and strong local amenities.

The accommodation includes a bright living room with bay window and feature fireplace, a light kitchen with fitted units and integrated cooking facilities, two well-sized bedrooms, and a three-piece bathroom. The layout offers clear scope for modernisation or reconfiguration, ideal for buyers wanting to personalise a home in a well-established York setting.

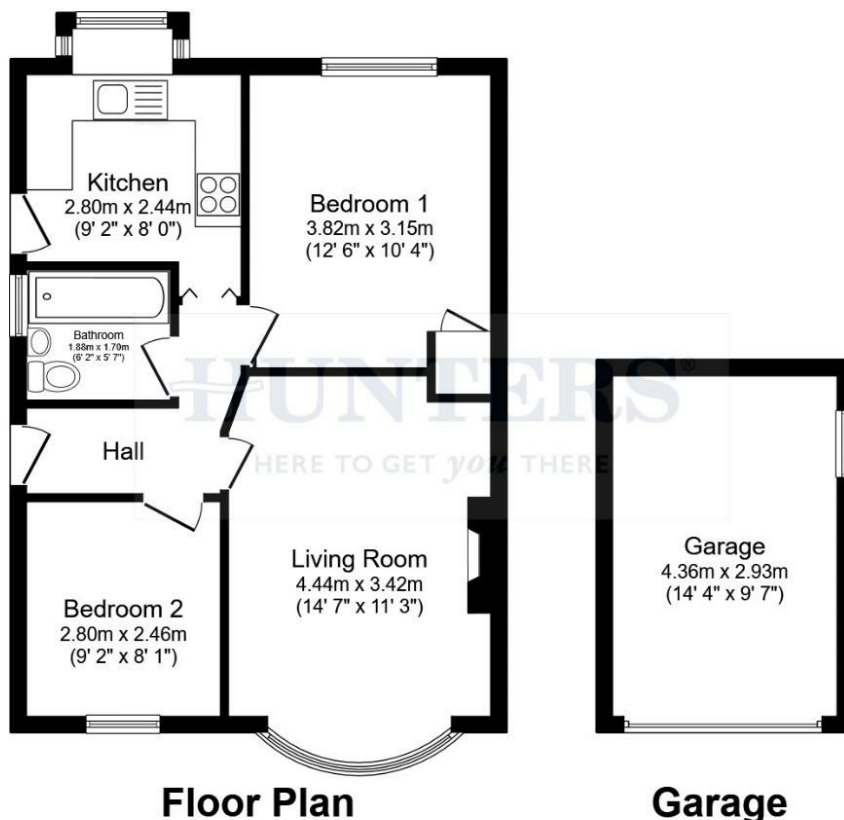
Externally, the property enjoys a large rear garden with mature planting and excellent privacy. A detached garage sits at the end of the driveway, providing secure parking or storage, with further off-street parking to the front.

Givendale Grove offers a quiet residential setting with excellent everyday convenience. Local shops, cafés and services are close by, with larger retail options at Monks Cross and Vangarde easily accessible. Regular bus routes provide quick links into York city centre, the university and the railway station, while the A64 is within easy reach for commuters. The area is served by well-regarded schools and nearby green spaces, making it a consistently popular choice for a range of buyers.

Offered for sale with no onward chain.







Total floor area 65.5 m² (705 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

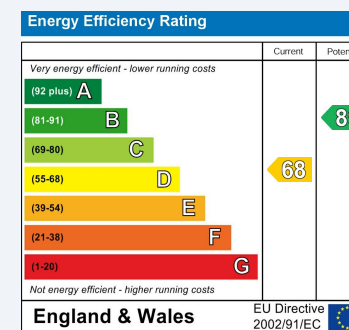
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.