







Whitby Avenue, York, YO31 1ET

- Sought After Stockton Lane Location
- Excellent Modernisation Potential
- Detached Garage & Parking
- Detached Dormer Bungalow
- Conservatory
- Council Tax Band D

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DESCRIPTION

A detached property set on a generous plot in a highly sought-after location just off Stockton Lane, offering excellent potential for a purchaser looking to modernise and create a home tailored to their own tastes.

The accommodation is arranged over two floors and currently includes an entrance hall, a well-proportioned living room, ground-floor bedroom, dining room, fitted kitchen and bathroom. To the rear is a conservatory overlooking the garden, providing an additional useful reception space.

To the first floor is a further generous bedroom with built-in storage. The existing layout offers considerable scope for reconfiguration and improvement, subject to any necessary permissions, making this an exciting opportunity for buyers wishing to add value and maximise the available space.

Externally, the property benefits from off-street parking to the front, a generous enclosed rear garden and a substantial detached garage. Whitby Avenue is well positioned just off Stockton Lane, within easy reach of local amenities and offering convenient access towards York city centre.







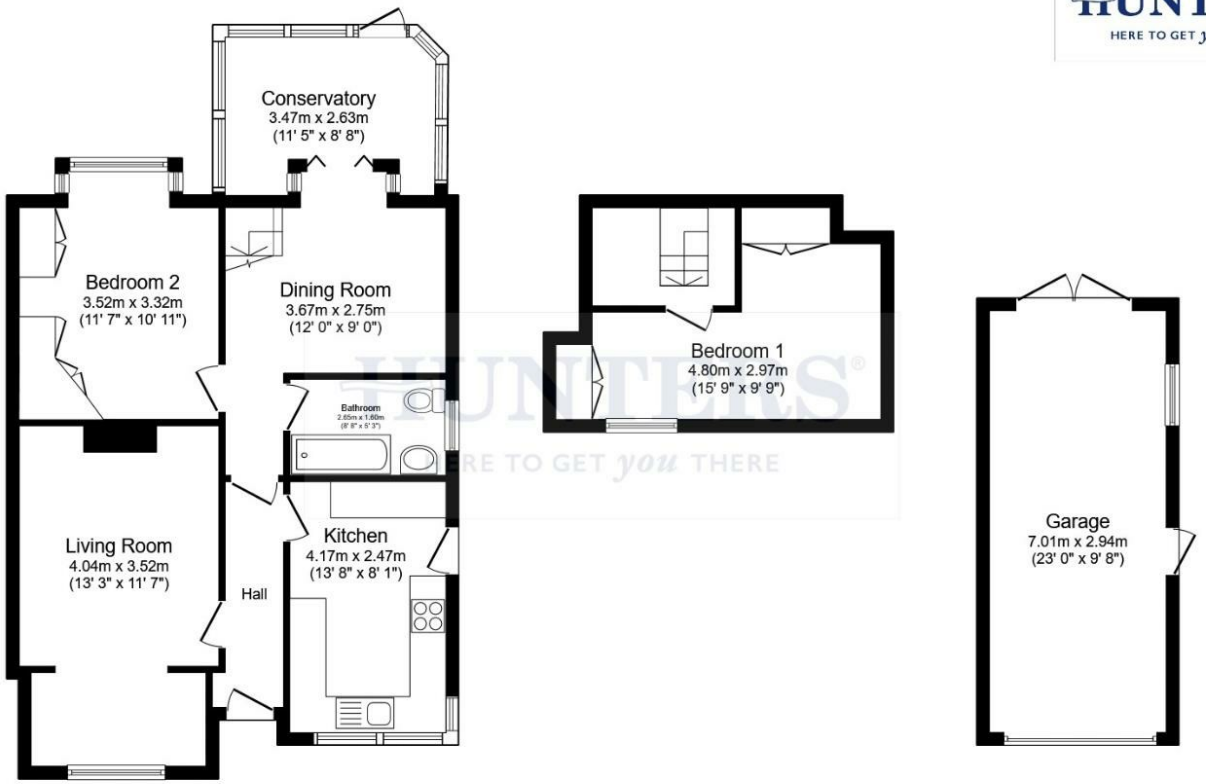












Total floor area 111.2 m² (1,197 sq.ft.) approx

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

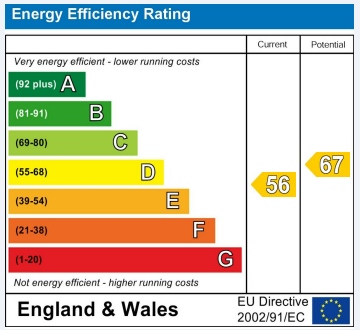
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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