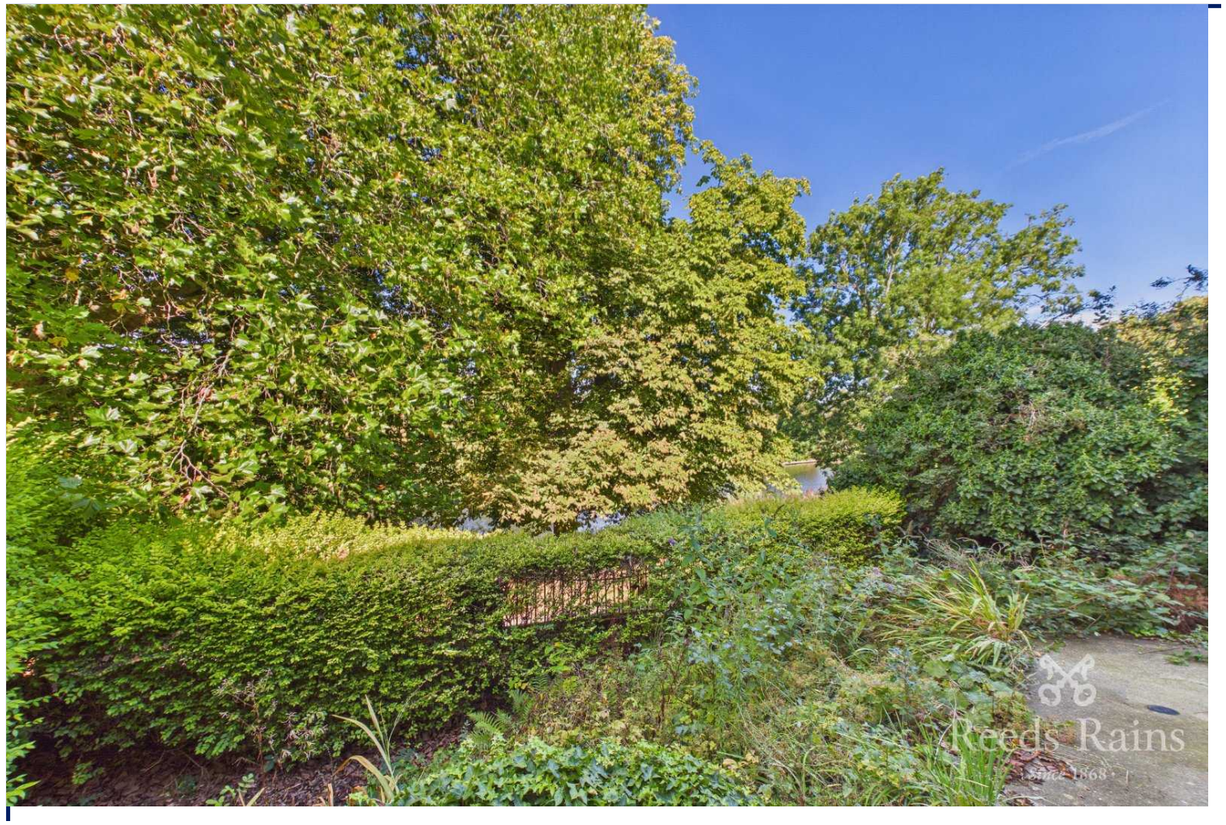
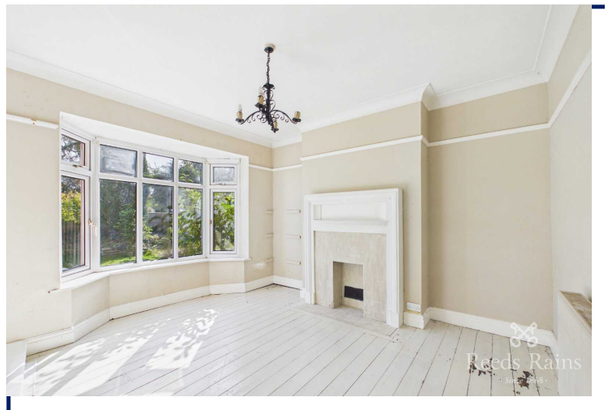


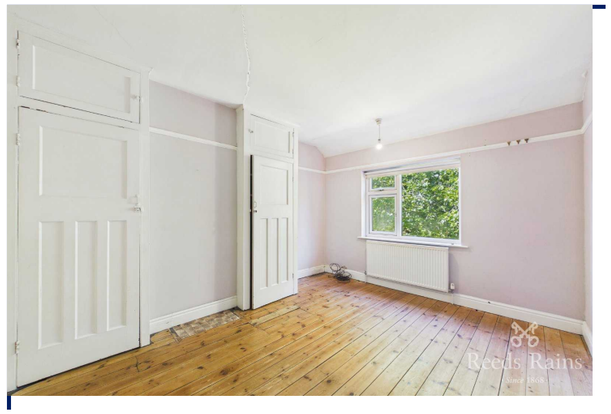


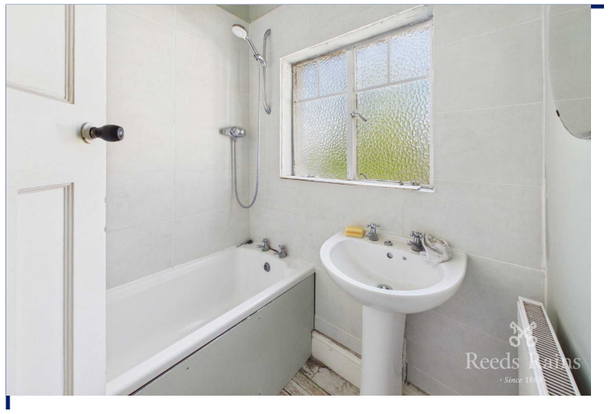












Grange Garth, York, North Yorkshire, YO10

Asking Price: £385,000
Freehold

Reeds Rains

reedsrains.co.uk

Grange Garth, York, North Yorkshire, YO10

Asking Price: £385,000 Freehold

Council Tax Band: C
EPC Rating: TBC

NO FORWARD CHAINTRADITIONAL 1930S SEMI DETACHED HOUSE***THREE GOOD SIZE BEDROOMS***TWO RECEPTION ROOMS***RIVER VIEWS***RIVER WALK INTO CITY***SOUGHT AFTER LOCATION***FANTASTIC SCHOOL CATCHMENT AREA***OPPORTUNITY TO IMPROVE***EARLY VIEWING A MUST***

Main
Offered to the market with no forward chain, this traditional 1930s semi-detached house presents an exciting opportunity for buyers looking to create their ideal family home in a highly sought-after location.
The property offers entrance hall, cloakroom/w.c, two reception rooms, kitchen, landing, three good-sized bedrooms bathroom with separate w.c and box room providing excellent space for modern family living. A particular highlight is the attractive river views, with the added benefit of a scenic river walk providing access into the city.
Situated within a fantastic school catchment area, the property is ideally positioned for families and those seeking convenient access to local amenities, schools and city-centre facilities.
While the house would benefit from some updating and improvement, this presents a fantastic opportunity to add value and personalise the accommodation to suit individual tastes and requirements.
Properties in this desirable location are highly sought after, so early viewing is strongly recommended to fully appreciate the potential and position this home has to offer.

Entrance Hall
With double glazed entrance door, double glazed window to the front, radiator and stairs off to the first floor.

Cloakroom/W.C
With low level w.c, pedestal wash hand basin, single glazed window to the side and tiled flooring.

Lounge
With double glazed bay window to the front, picture rail, coving, Art Deco feature fireplace, stripped wood flooring and radiator.

Dining Room
With double glazed bay window to the rear, brick feature fireplace, picture rail, coving and radiator.

Kitchen
Fitted with base units work surface over incorporating sink and drainer, plumbing for washing machine, built in pantry cupboard, quarry tiled floor, double glazed window to the rear and door to the side.

Landing
With loft hatch which is boarded with ladders.

Bedroom One
With double glazed window to the front, built in wardrobe, picture rail, feature tiled hearth, wood flooring and radiator.

Bedroom Two
With double glazed window to the rear, two built in cloak cupboards, stripped wood flooring, tiled hearth and radiator.

Bedroom Three
with double glazed window to the rear, wood flooring and radiator.

Bathroom
White suite with panelled bath shower over, pedestal wash hand basin, tiled walls, woo flooring, radiator and single glazed window to the side.

Separte W.C
With low level w.c, and single window to the side.

Box Room
With single glazed window to the side, wood flooring and radiator.

Gardens
To the front the garden is mainly laid to lawn with borders of shrubs and flowers and external tap. To the rear the garden over looks the River with delightful views and has a rockery.

Driveway
With gated access there is a driveway to the front and a storage shed.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk