



46 GRANGE LANE, ACOMB YORK

Guide Price: £200,000 - £220,000

FOR SALE BY PUBLIC AUCTION ON TUESDAY 28TH SEPTEMBER, 6.00PM AT YORK AUCTION CENTRE, MURTON

An outstanding opportunity for all property developers to acquire this three bedroom detached bungalow which requires a comprehensive programme of modernisation, which is set in front of a substantial lawned rear garden. It is the considered opinion of the writer that with an appropriate planning consent, the entire site offers redevelopment potential.

- Lounge
- Breakfast Kitchen
- 3 Bedrooms
- Bathroom
- Loft Room
- Range of Outbuildings
- Large Lawned Rear Garden
- Vacant Possession

AMENITIES

The wide range of local amenities offered by the centre of Acomb are almost immediately to hand with the local lending library being situated on the opposite side of the road. Within 100 yards are the nearest local shops with the more extensive parades being situated on Acomb Road – within easy walking distance for the majority of people. For those concerned with the education of their children there is a good selection of Primary, Junior and Secondary Schooling in the area. Regular bus services provide links with other parts of York along Acomb Road/York Road on a daily basis. There is also relatively quick and straightforward access via Acomb Road/Wetherby Road to the A1237 Outer Ring Road on which one can reach the towns and commercial centres of Wetherby, Harrogate, Knaresborough, Thirsk, Easingwold and Helmsley etc, as well as linking in with the A64 dual carriageway bypass running from the east coast to the A1 motorway and beyond and off which runs the M1 link road.

THE ACCOMMODATION COMPRISES

TO THE GROUND FLOOR

LOUNGE

Approx 17'8" x 12'8" (5.38m x 3.86m)

KITCHEN

Approx 17'0" x 9'6" max (5.18m x 2.13m)

BEDROOM ONE (FRONT)

Approx 11'9" max x 8'10" (3.58m x 2.69m)

BEDROOM TWO (FRONT)

Approx 8'11" x 8'9" (2.72m x 2.67m)

BEDROOM THREE (REAR)

Approx 11'9" x 10'0" (3.58m x 3.05m)

BATHROOM

Approx 13'6" x 3'6" (4.11m x 1.06m)

TO THE FIRST FLOOR

LOFT ROOM

Approx 15'5" x 11'11" max (4.70m x 3.63m)

TO THE OUTSIDE

The property occupies a choice corner plot position, being accessed directly off Grange Lane onto a side driveway which extends down the side of the property providing off street parking. The property enjoys a good sized front garden with hedged borders, and the property's rear garden stretches to approximately 70ft in length, being rectangular in nature and extensively laid to lawn. Within the rear garden are a number of brick built outbuildings, and the property is enclosed to all sides by fenced and hedged boundaries.

TENURE

We understand the Tenure to be Freehold, although we have not had any sight of any Title Deeds or other Legal Documents.

SERVICES

All mains services are installed to the property although these together with electrical gas and mechanical appliances have not been tested by the agents.

Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact.

VIEWINGS

Strictly by prior appointment through Stephenson's City Centre office at 10 Colliergate, York. Telephone (01904) 625533.

LOCATION

Proceeding out of York along Holgate Road, taking the left hand fork onto Acomb Road and thereafter continue for approximately 1 mile before reaching the main amenities in Acomb. Continue across the traffic lights before turning left at the roundabout and thereafter take the right hand exit at the next roundabout onto Front Street. Continue along Front Street for approximately 200m before continuing across the mini roundabout onto Askham Lane. Thereafter take the right hand turn onto Grange Lane and as the road bears round to left continue for approximately 100m, with number 46 being situated on the right hand side. The property can be easily identified by a Stephenson's Auction House For Sale board.

BUYING A HOUSE SURVEYS

If you are buying a property you are advised to obtain an independent survey and valuation prior to exchange of contracts. Helen Barclay, Group Surveyor, will be happy to discuss your individual requirements in the event that you should consider purchasing any property, other than those for sale through ourselves. Please contact Helen on 01347 821415.

