



7 WESTMINSTER ROAD, CLIFTON, YORK

Guide Price: £190,000 - £210,000

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

An ideal opportunity for all property investors, property developers, and DIY enthusiasts to acquire this spacious three bedroom semi detached property which requires a comprehensive programme of modernisation and upgrading. The property is situated in arguably one of York's most sought after residential streets, and as such represents a very rare opportunity.

- Lounge
- Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom & Sep WC
- Front & Rear Gardens
- Vacant Possession
- Outstanding Location

The *property* auction specialist

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AMENITIES

Shopping facilities in the area include the supermarket complex of Tesco and the adjoining Retail Park on both sides of Clifton Moor-gate adjacent to the Outer Ring Road. There are a number of schools in the surrounding area including Lakeside County Primary School on Oakdale Road with Secondary schooling at Canon Lee School on Rawcliffe Lane. For those involved in daily commuting to York City Centre, the most convenient main road for many will be Wigginton Road at the other end of Clifton Moor-gate and for those commuting to other business centres, there are a number of main arterial roads leading off the A1237 Outer Ring Road and 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

ENTRANCE HALL

Approx 6'4" x 14'8" max (1.93m x 4.47m) having a panelled front door with integral and adjoining leaded light casement windows. Telephone point, Dimplex night storage heater, mounted cloaks rail and turned staircase leading to the first floor accommodation with panelled balustrade and hand rail.

LOUNGE (FRONT)

Approx 13'10" x 10'11" (4.22m x 3.33m) into a multi paned bay window to the front elevation. Fitted gas fire set on a tiled hearth. Coved cornices and television aerial point.

DINING ROOM (REAR)

Approx 12'11" x 10'11" (3.94m x 3.33m) having a UPVC framed double glazed casement window to the rear elevation, ornamental picture rail to all sides and fitted gas fire set on a tiled hearth.

KITCHEN

Approx 8'0" x 7'1" (2.44m x 2.16m) plus built in understairs pantry. Fitted range of base units to the rear elevation with ceramic sink unit and additional floor to ceiling storage cupboards. Twin high level units, electric point for cooking and plumbing for an automatic washing machine. Panelled side courtesy door, Delft rack and casement window to the rear elevation.

TO THE FIRST FLOOR

LANDING

With panelled balustrade and hand rail. Casement window to the side elevation and loft hatch.

BEDROOM ONE (REAR)

Approx 13'0" x 11'0" (3.96m x 3.35m) having a double fronted built in wardrobe, Dimplex electric heater, casement window to the rear elevation.

BEDROOM TWO (FRONT)

Approx 12'10" x 10'11" (3.91m x 3.33m) having a double fronted built in wardrobe, multi paned window to the front elevation, telephone point, Dimplex heater and ornamental picture rail to all sides.

BEDROOM THREE (FRONT)

Approx 7'10" x 6'10" (2.39m x 2.08m) with casement window and ornamental dado picture rail to all sides.

BATHROOM

Approx 6'11" x 5'11" (2.11m x 1.80m) having a two piece suite comprising a white pedestal wash hand basin and cast iron bath set within a half height ceramic tiled surround. Built in airing cupboard housing the hot water cylinder, mounted towel rail, fitted electric heater and semi opaque casement window to the rear elevation.

SEPARATE WC

Approx 3'11" x 2'7" (1.19m x 0.78m) having a white low flush WC, vinyl flooring and semi opaque casement window to the side elevation.

TO THE OUTSIDE

Located in one of York's most sought after residential streets, the property is accessed directly off Westminster Road onto a front driveway which provides off street parking for one vehicle. Directly to the front elevation is a covered storm porch with an arched brick surround. The porch steps out onto a crazy paved patio with an herbaceous front border and surrounding fenced and hedged boundaries. Access can be gained down the side of the property to the rear garden through a lockable timber garden gate.

Adjoining the side elevation of the property is a concrete hard standing on which sits a timber built garden shed, with a full width flagged pathway running across the rear elevation. The property's rear garden is rectangular in nature, being extensively laid to lawn, with an additional side concrete hard standing and a raised flagged patio to the rear boundary. The property's garden is private and enclosed to all sides by fenced boundaries. The property is ideal for investors, property developers and DIY enthusiasts.

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

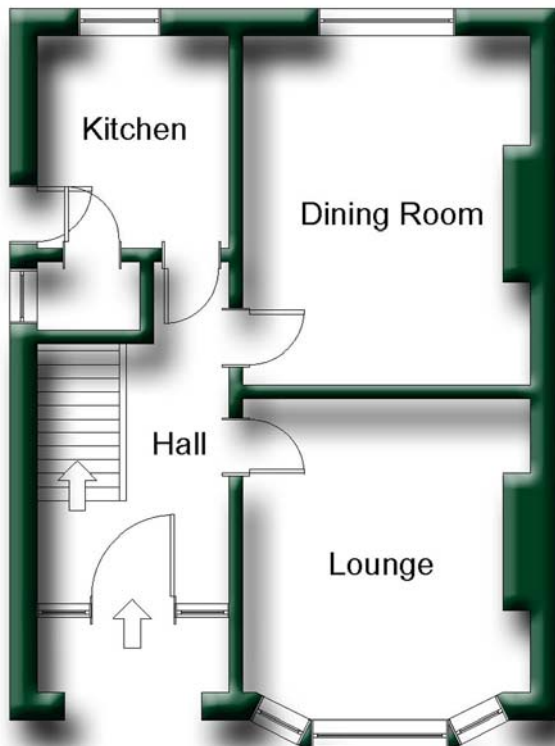
Strictly by prior appointment through Stephenson's City Centre office at 10 Colliergate, York. Telephone (01904) 625533.

LOCATION

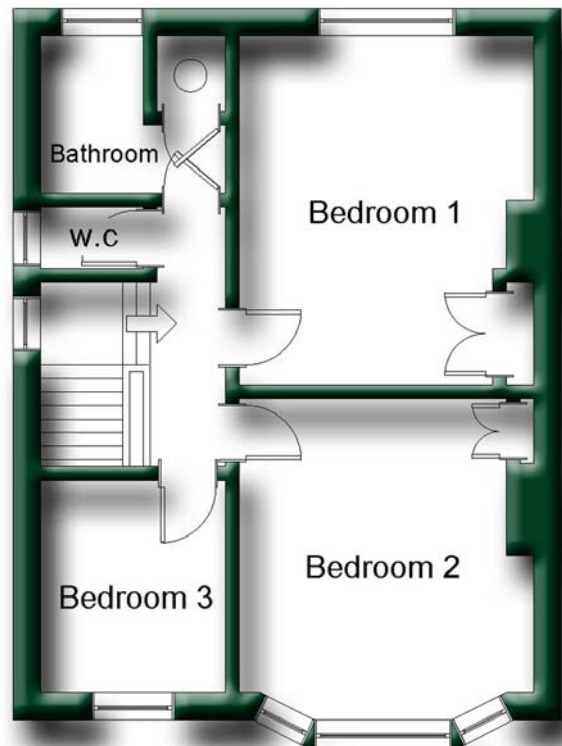
Proceeding out of York along Bootham taking the left hand turn onto The Avenue. At the end of The Avenue turn right onto Westminster Road and the property is situated approximately 200m along on the right hand side, and can be easily identified by an Auction House For Sale board.

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.



Ground Floor



First Floor

Not to Scale. Copyright © Apex Plans.