



## Crossways, Badger Hill, York £265,000

A superb opportunity to acquire this well proportioned semi-detached dwelling sitting within the highly desirable area of Badger Hill which offers quick and easy access to York & the A64 and is sure to appeal to a range of buyer including young and mature professionals and families. The property is crucially being offered for sale with vacant possession and no onward chain.



Situated within only a stone's throw from Badger Hill primary school, we are delighted to offer for sale this well maintained three bedrooomed semi detached dwelling which offers a superb opportunity for those looking to mark their own stamp with potential to extend subject to the appropriate planning consent with surrounding gardens and detached brick built garage.

The property which benefits from gas fired central heating along with uPVC double glazing is accessed via a uPVC double glazed door into a spacious hallway with staircase leading to the first floor accommodation. Leading off the hallway is a door into the principal reception room which provides a good sized sitting room with feature stone fireplace with uPVC bay window and sliding timber glazed door leading through into the garden which offers views over the rear via a uPVC double glazed window and serving hatch to the kitchen.

The kitchen comprises a extensive range of wall and base fitted units to three sides with fitted laminated work surfaces which incorporates a stainless steel sink unit steel sink unit along with space and plumbing for an automatic washing machine and cooker with a further door leading into a timber lean to.

To the first floor, a central landing leads into three well proportioned bedrooms along with a separate WC and bathroom along with an access hatch and a uPVC double glazed window to the side elevation.

The bathroom comprises a two piece suite having panelled bath with mains shower over, along with a pedestal hand wash basin and a uPVC double glazed semi-opaque window to the rear elevation.

To the outside, the property sits upon this corner plot position with lawned front garden and path leading to the front door.

To the side of the property is a good-sized vegetable plot which leads to a south west facing lawned garden with greenhouse and path which thereafter leads to a driveway in front of a brick built detached garage. The garage benefits from an up and over along with a uPVC double glazed window to the side elevation.

The property is well located for York city centre with a regular bus route close by and is within walking distance of Badger Hill primary school and the highly regarded sought after Archbishop Holgate Secondary School.

It is therefore as agents we highly recommend an internal inspection to truly appreciate the opportunity on offer.

Tenure: Freehold

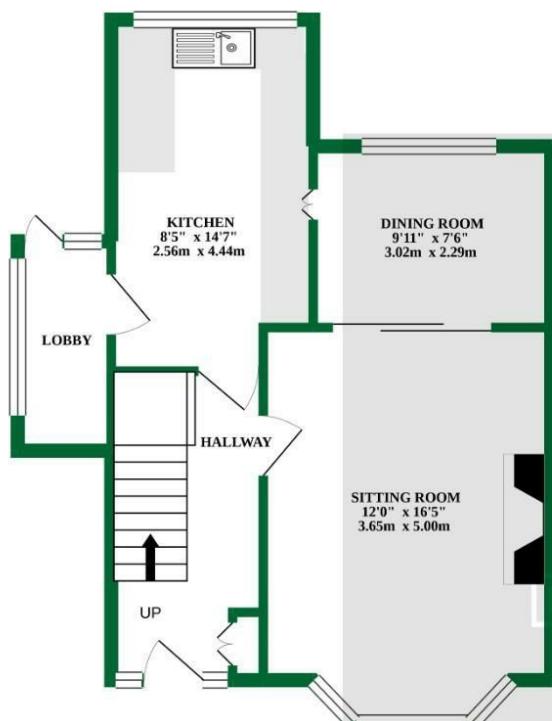
Services: All main services connected

EPC Rating: 69 (C)

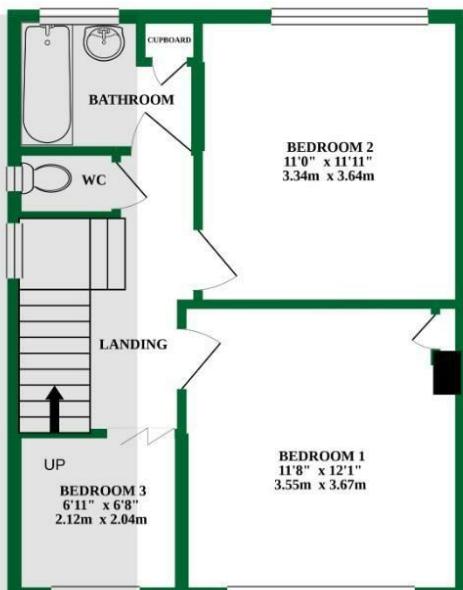
Council Tax: City of York Council - Band C

Viewings: Strictly via the selling agent 01904 625533

GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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