



Scoreby, Gate Helmsley, York Offers Over £240,000

*** BEST & FINAL: THURSDAY 8TH APRIL AT 5PM ***

A former estate cottage sitting on the cusp of the Scoreby Estate requiring an extensive programme of modernisation and upgrading being offered for sale with vacant possession and no forward chain.



The property is located close to the villages of Stamford Bridge & Gate Helmsley. Stamford Bridge offers a wide range of amenities including doctors and dentist surgeries along with a mini supermarket, infant and junior schooling as well as a regular bus route into York city centre.



Sitting within the heart of this beautiful location, we offer for sale this semi-detached cottage which requires modernisation and offers superb potential to extend subject to the appropriate planning consent. Sure to appeal to a range of buyers including young and mature professionals, developers and families the home is located to offer quick and easy access along the A166 to York and the east coast and is perched on a National cycle route.

The property has recently benefitted from a new central heating system along with improvements to the fascias and soffits.

Positioned upon this generous plot, the property is entered via a uPVC door to the front elevation which in turn gives doors off into the sitting room and kitchen and a staircase leading to the first floor accommodation.

The reception room provides a dual aspect with uPVC windows to both front and rear elevations with open fire and storage cupboard.



The kitchen, again enjoys a dual aspect with feature range cooker, two useful stores before a uPVC double glazed door leads into an inner hallway.

From the hallway, doors lead off into a useful coal store, downstairs WC with high flush toilet and a further door leading into a utility area with water and Belfast sink.

To the first floor are three well proportioned bedrooms which are served by a part renovated shower room having a corner shower tray and low flush WC. In addition, the landing gives access to a loft area with uPVC double glazed window to the rear elevation.



To the outside, the property sits upon a generous plot with surrounding hedged boundaries with ample off street parking.

It is therefore as agents we highly recommend an internal inspection to appreciate the wonderful opportunity which enjoys beautiful surrounding views and importantly, is offered for sale with vacant possession and no forward chain.

Tenure: Freehold

Services: Believed to be mains water, gas & electricity. Septic tank drainage system.

EPC Rating: TBC

Council Tax: City of York Council – Band C

Viewings: Strictly via the selling agent 01904 625533



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



Est. 1871



SCOREBY LANE, SCOREBY, YORK

TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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 Knaresborough 01423 867700
 Selby 01757 706707
 Boroughbridge 01423 324324
 Easingwold 01347 821145
 York Auction Centre 01904 489731
 Haxby 01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg dip MRICS
 O J Newby MNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)

Associates

CS Hill FNAEA
 N Lawrence

