



TEDDER ROAD, YORK YO24

£250,000

NORTH  
RESIDENTIAL

**A spacious three-bedroom house with no onward chain.  
On the edge of historic York and offering easy access to  
the outer ring road.**

This is a spacious house offering flexible accommodation. With the benefit of off-street parking, a single garage and a desirable end of terrace position which provides a generously sized rear garden.

This attractive property is perfectly located to the south-west of York centre. The A1237 York outer ring road and the A64 are both within easy reach. The open space of Hob Moor is about 0.8 mile to the east.



|                           |  |                                   |                             |
|---------------------------|--|-----------------------------------|-----------------------------|
| <b>Tenure</b><br>Freehold | <b>Local Authority</b><br>City of York | <b>Council Tax Band</b><br>Band C | <b>EPC Rating</b><br>Band D |
|---------------------------|--|-----------------------------------|-----------------------------|

## Property Description.

The property has about 946 sqft in total including the garage, the accommodation offers excellent space with an attractive sitting room, dining kitchen to the rear where there is direct access into the garden. The ground floor also benefits from a WC and understairs cupboard.

There are two double bedrooms and one single bedroom to the first floor, together with the family bathroom. The single garage has an up and over door and a pedestrian door giving access from the rear garden.

There is off-street parking to the front and a pleasant corner positioned rear garden offering plenty of space.

## Location.

The location is perfect for accessing the city. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.

## Directions.

Postcode – YO24 3FE

For a precise location, please use app- [What3words.com/#!/snack.tone.regard](https://www.what3words.com/#!/snack.tone.regard)





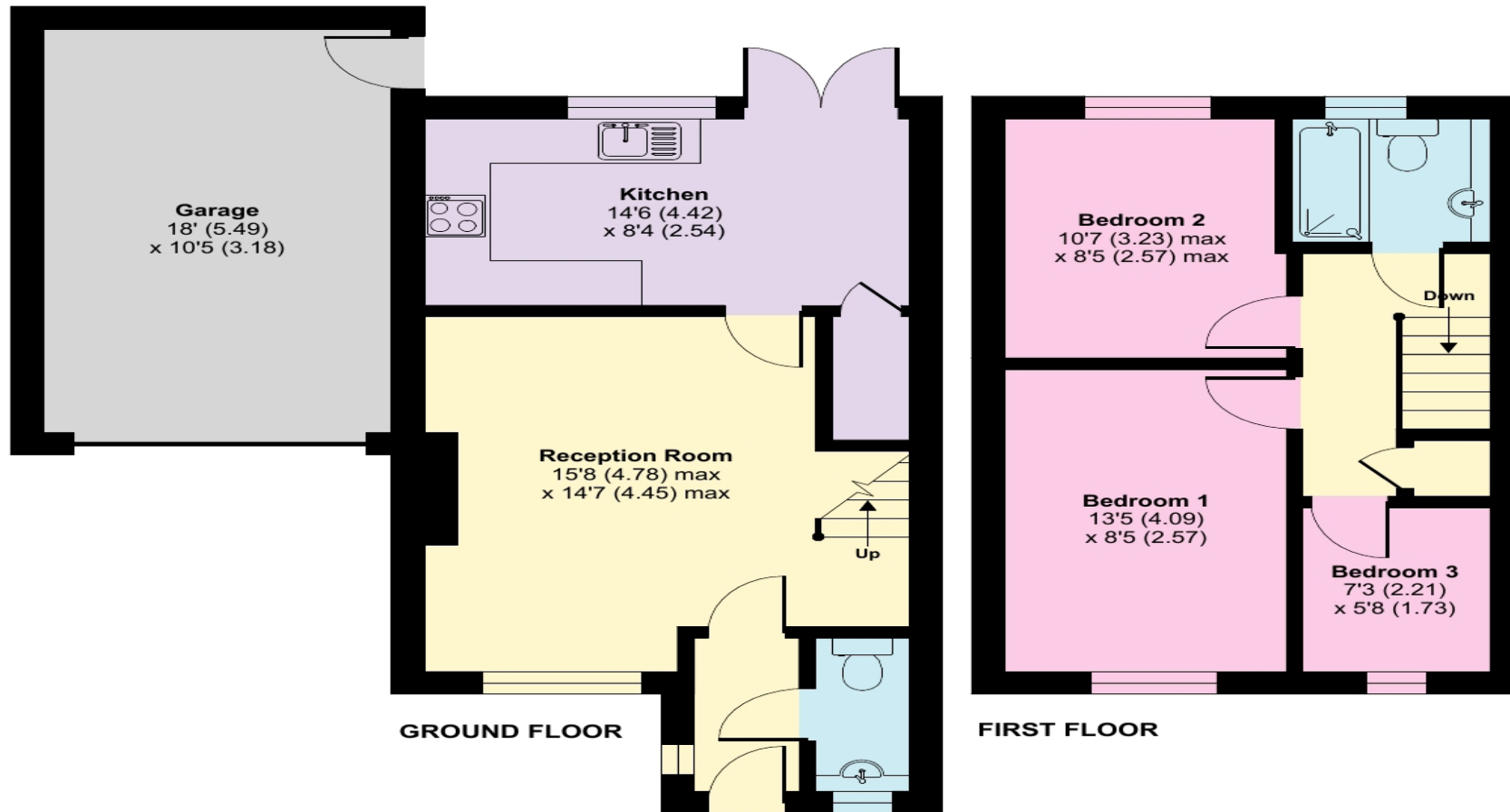
# Tedder Road, York, YO24

Approximate Area = 757 sq ft / 70.3 sq m

Garage = 189 sq ft / 17.5 sq m

Total = 946 sq ft / 87.8 sq m

For identification only - Not to scale



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at [www.northresidential.co.uk](http://www.northresidential.co.uk).

Particulars dated April 2024. Photographs dated April 2024.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.

NORTH  
RESIDENTIAL

