

LANCASTER  
SAMMS

7 Worcester Drive, York

York

£450,000



**A bright and airy detached property situated in an enviable plot with potential to extend and modernise. Offered with the convenience of no onward chain and vacant possession.**

The property opens to the front into a welcoming entrance hallway with the lounge situated to the front elevation with open fireplace and dual aspect light.

To the rear of the property is the kitchen which has more recently been modernised (approx 6 years ago) and boasts a series of matching wall and base units, integrated fridge and freezer, cooker with oven, grill and gas hob with extractor, dishwasher and undercounted space for a washing machine.

The remaining two reception rooms offer flexible accommodation with options as dining room, family room, office or ground floor bedrooms. The family bathroom completes the ground floor space.

Stairs from the entrance hallway lead to a first floor landing and two well proportioned bedrooms, the larger of which has the chimney stack in the centre of the room. There is plenty of eves storage accessed both from the bedroom and the landing.

To the front the property is very private with high but well maintained hedges. A driveway leads down the side of the house to a detached tandem length garage with additional store. The rear garden is bigger than one would expect from a house of this type and is again well maintained and mainly laid to lawn with fenced boundaries.

The large plot lends well to the property being further extended. As part of ongoing maintenance the property has a full roof replacement approximately 6 years ago.

In summary, a vacant detached property with opportunity to modernise, occupying a large plot in a popular location.

#### LOCATION

Worcester Drive is quietly located between Stockton Lane and Appletree Village, the local area often referred to as Meadlands. Nearby Heworth Village has a charming range of shops and amenities, with the nearby Monk Stray offering recreational space. The property falls within the catchment area for the highly regarded Hempland Junior School and Archbishop Holgates and Huntington Secondary Schools.

Council Tax band: E

Tenure: Freehold

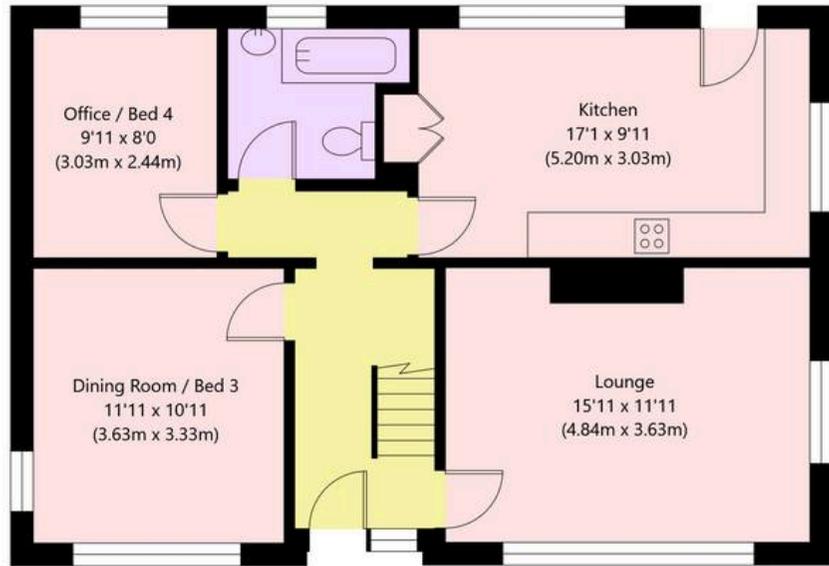




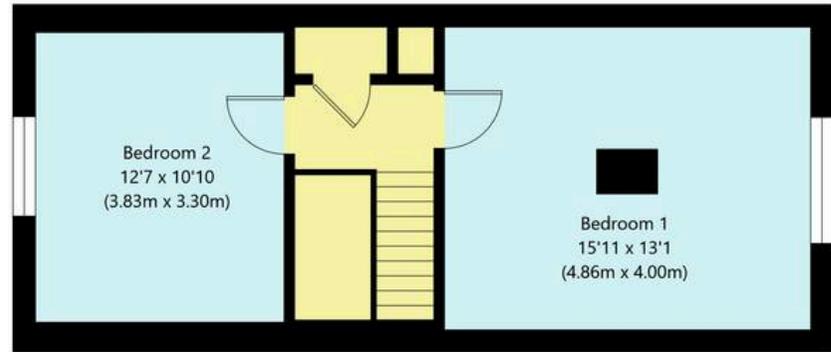




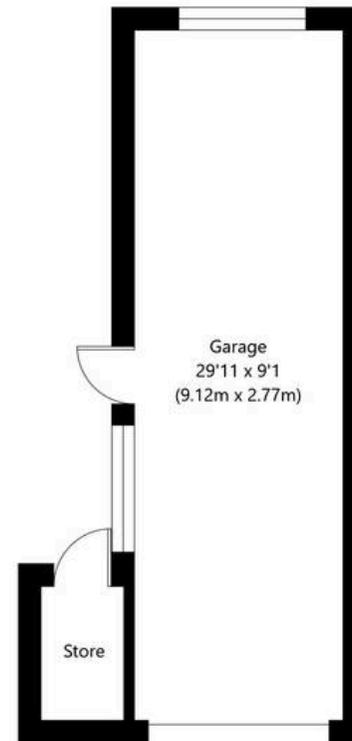
Worcester Drive, York, YO31 0NY



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 750 SQ FT / 69.65 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 434 SQ FT / 40.31 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1184 SQ FT / 109.96 SQ M - (Excluding Garage and Store)  
All Measurements and fixtures including doors and windows are approximate  
and should be independently verified.  
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