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11 Water End, York, YO30 6LL
Offers in excess of £475,000

** OFFERED WITH NO ONWARD CHAIN **

Are you looking for a spacious home/investment within good reach of Historical York City centre? Look no further. We are thrilled to be offering this detached home which is located in the popular residential area just a short and convenient walk into the centre and has access to the outer ring road to commute beyond. This leafy area benefits from some local shops and eateries along with beautiful walks nearby along the river.

York remains to be one of the most popular cities in the country and is steeped in history surrounded by the walls with many attractions, bars, restaurants, shops, supermarket and railway station which provides access north and south.

The accommodation on offer briefly consists: A spacious welcoming hall, dining room with bay fronted window, lounge with doors giving access to the garden. The kitchen is fitted with plenty of work space and storage and a downstairs shower room completes the ground floor living space. Stairs then lead to the first floor landing with three generous sized bedrooms, the master with an en-suite shower room and further house shower room.

An enclosed garden to the rear laid mainly with lawn and driveway to the garage for plenty of off road parking.





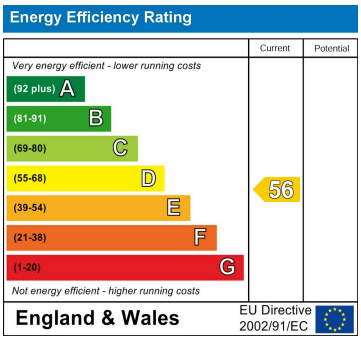


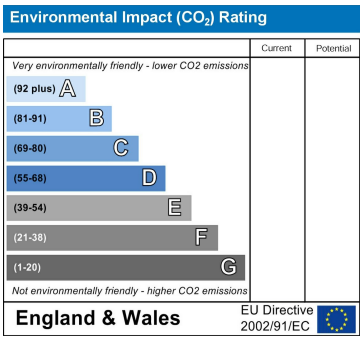
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.











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