



00 Burton Stone Lane, York, YO30 6BZ Offers in excess of £330,000

**** OFFERED WITH NO ONWARD CHAIN ****

Ideally located with convenient reach of York City Centre lies this traditional and spacious semi-detached home. Set among other similar residential homes, we are sure this property will appeal to many and should be viewed. This home was previously a buy-to-let property, so a suitable investment or home to live in.

The accommodation on offer briefly consists of: Entrance porch, hallway, fitted kitchen with plenty of work space and units, along with space for white goods. The lounge has a central fireplace and dining area. Stairs then lead to the first floor landing with three generously sized bedrooms and a house bathroom.

Outside is a driveway providing off-street parking, along with a front garden and rear garden laid mainly to lawn.

LOCATION: Burton Stone Lane is within convenient walking distance of York city centre, but also has regular bus services to bars, restaurants, shops and leisure facilities. York remains a popular historic city with thousands of visitors each year. There is also a busy railway station providing access north and south, along with the A64 nearby.



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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

