



WISHART
ESTATE AGENTS

108 Thief Lane
York
YO10 3HU

£275,000

- Traditional 3 bed semi
- Potential to renovate & extend (subject to pp)
- Beautiful south facing garden
- Good sized bedrooms
- Garage with utility area
- Driveway
- Popular area to the east of the City Centre
- Amenities within walking distance



Situated towards the end of this popular street, this traditional 1960s property has been a much loved home since new and offers an exciting opportunity for the next owners.

Immaculately well kept, with well-proportioned rooms and a beautiful, south facing rear garden, the property has the potential to extend (subject to planning) and would make a fantastic family home within walking distance of local amenities and schools.

Set back from the road side in a slightly elevated position, the property is approached via a driveway leading to the single garage and a path to the front entrance door. Set within a traditional porch, the upvc front entrance door



leads into the welcoming hallway which features the staircase to the first floor.

The lounge is situated to the front of the property with a bay window overlooking the front garden and street beyond. A traditional stone and timber fireplace runs the length of the room, into the alcoves, with a coal effect gas fire standing central.

Concertina doors lead through to the dining room, a beautifully light and airy reception room with ample space for a variety of dining and reception furniture. Sliding doors open out to the rear garden and offer wonderful views to enjoy.



A door from the dining room, and the hallway, lead into the kitchen, situated to the rear of the property. Fitted with a range of wall and base units, with contrasting work surfaces over, there is also space for a free standing cooker, fridge and dishwasher. A sink unit and drainer are located within a bay window, with views across the rear garden. A pantry offers fantastic additional storage, with a small window through to the garage. An internal door leads from the kitchen into the attached garage which benefits from a utility area to the rear.

From the hallway, the staircase leads to the first floor landing which features the original hatch to the loft space.

Bedrooms one is located to the front of the property with a large bay window overlooking the street below and the tree line of nearby Hull Road Park. The room is fitted with a range of original fitted wardrobes and there is ample space for additional furniture. Bedroom two is another good sized double, again with fitted wardrobes, and a window overlooking the rear garden.

Bedrooms three is a well-proportioned single bedroom, ideal for a nursery or home office, with a window to the front elevation.

The house bathroom is fitted with a two piece suite, comprising a pedestal hand basin and a paneled bath with shower over. The walls are

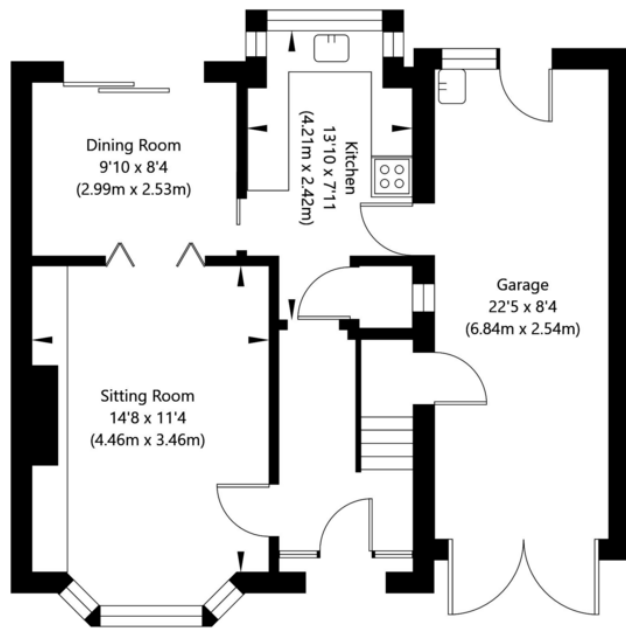
part tiled and an opaque window is situated to the rear aspect. A separate WC is located next door, with a small, opaque window to the side elevation.

Externally, the property benefits from a lawned garden to the front, with a low garden wall, alongside the driveway. The single garage features timber, double doors to the front and a further pedestrian door at the rear, leading to the garden.

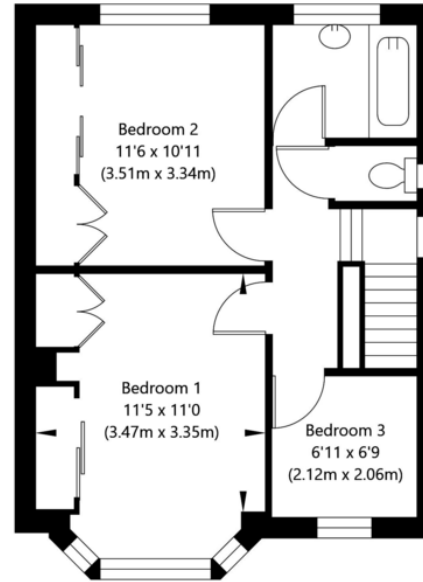
The rear garden is well maintained and mainly laid to lawn, with a small patio from the sliding doors and a path running down the side of the lawn. Bordered by an array of mature plants and shrubs, the rear of the garden also features

a further flower bed, and a timber shed is located to the rear of the garage.





Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 443 SQ FT / 41.17 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 443 SQ FT / 41.16 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 886 SQ FT / 82.33 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

Driving towards the city centre down Hull Road (A1079), continue straight across the roundabout after B&Q and follow the dual carriageway to the traffic lights at the crossroads, just after The Black Bull public house. Continue on Hull Road, taking the left hand turn after the Coop supermarket, Siward Street. At the end of the street turn left onto Thief Lane and the property can be found on your right hand side, identifiable by our For Sale sign.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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