

BELL FARM AVENUE, YORK YO31

offers over £180,000 freehold

2 bedroom semi detached house for sale

**LINLEY &
SIMPSON**



- **Semi-Detached House**
- **Planning Permission for Second House**
- **Generous Gardens with Garage**
- **Two Bedrooms**
- **Ideal Investment Opportunity**
- **Popular Location**

This two bedroom semi-detached house offers a fantastic investment opportunity with planning permission in place for an additional two bedroom property, attached to the side of the house. Located to the north east of the city just off Huntington Road, the house has good access to the city centre and excellent links with Monks Cross and Vanguard shopping parks.

Set on a large corner plot, planning permission has just been granted for a new two bedroom dwelling to the side. The current property is entered through a small entrance hall and the ground floor consists of a well-proportioned lounge, a dining kitchen with a built-in oven and hob, useful storage cupboards and a rear porch. The first floor houses two bedrooms and a three piece family bathroom. There is also off street parking to the side with a garage. Currently there are also generous gardens wrapping around the front, side and the rear. Plans are available through our office upon request.

There are also the advantages of gas central heating and double glazing.

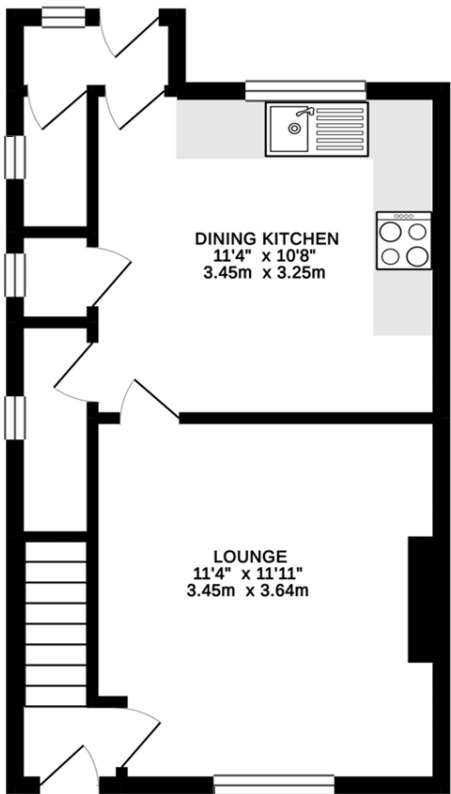
Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details

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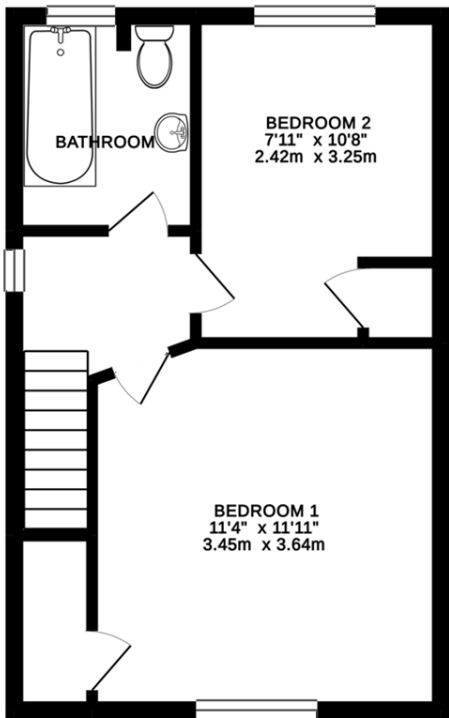
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GROUND FLOOR 342 sq. ft.
(31.7 sq. m.)



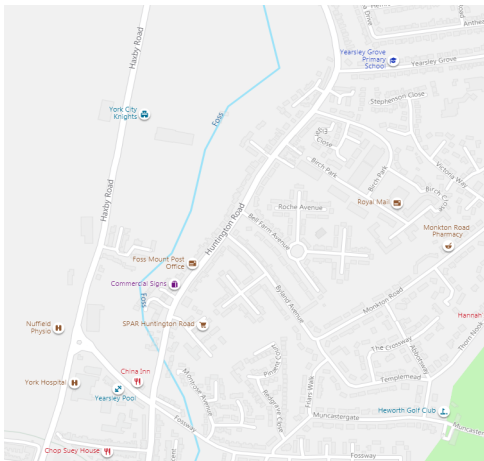
1ST FLOOR 328 sq. ft.
(30.5 sq. m.)



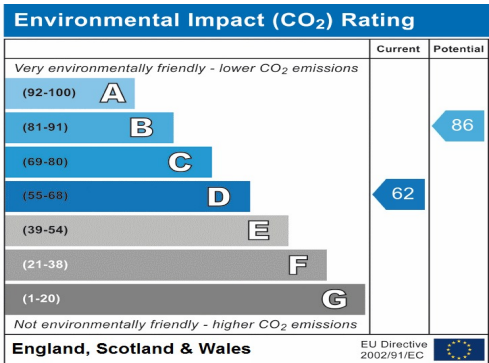
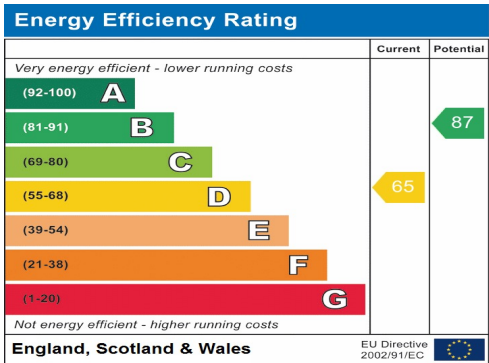
TOTAL FLOOR AREA : 670 sq. ft. (62.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: **Freehold**
Local Authority: **City of York Council**
Council Tax: **Band A - £1,104.86 per year (York 2019/20)**



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Conveyancing

We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB)

We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.

We have prepared these particulars as a general outline for guidance only. The services, appliances and equipment have not been tested and we have not carried out a structural survey. All areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Linley & Simpson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars. Linley & Simpson Limited, 2 Low Ousegate, York YO1 9QU.