



- No Onward Chain • Superb development opportunity • Planning permission for a detached bungalow • Planning permission for a side and rear extension • Multiple reception rooms • Two good sized double bedrooms • Large family bathroom • Large rear garden • Off street parking for multiple cars and a garage • EPC = D

Guide Price £299,950

SUPERB DEVELOPMENT OPPORTUNITY WITH NO ONWARD CHAIN

If you are a developer or someone looking for their next project, then look no further as this plot may just be exactly what you have been looking for. RM English offer to the market this large 2 bedroom semi detached house in need of complete refurbishment with two forms of planning permission. The options are for either a two storey side and single storey rear extension or the erection of one detached single storey dwelling and garage to the rear, of which foundations are already in place. Located on the popular Wetherby Road in one of York's most up and coming areas and boasting one of the largest plots on the street, this property has an abundance of potential.

As you enter the property you find yourself in a spacious entrance hall with the first of three reception rooms to your right, stairs to the first floor to your left and the dining room ahead. A conservatory follows on from the dining room and the kitchen lies adjacent. Two additional reception rooms and a single garage with w/c completes the ground floor. Upstairs there are two good sized double bedrooms and a large family bathroom.

Externally there is a large garden to the rear of the property, half of which is the proposed development site for the bungalow. To the front, there is off street parking available for multiple cars.





SUPERB DEVELOPMENT OPPORTUNITY WITH NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	71

Address: Wetherby Road, , York, North Yorkshire, YO26 5BY
Reference: 1879

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority York City Council

Services All mains services.



rmenglish.co.uk

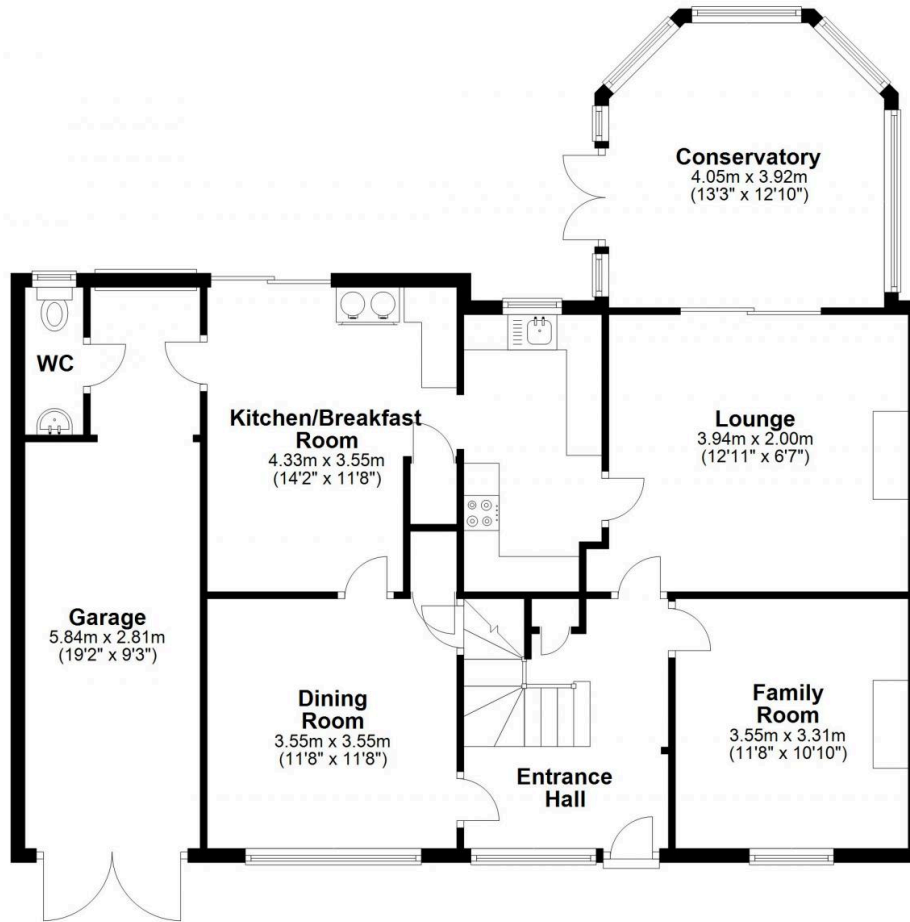


Offices in York, Pocklington and Market Weighton

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900

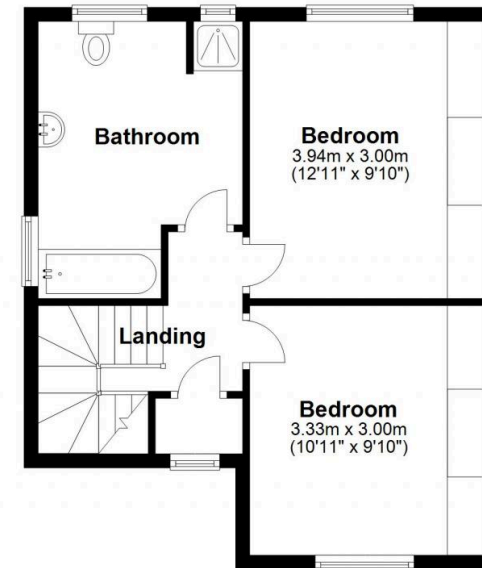
Ground Floor

Approx. 112.8 sq. metres (1214.3 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



Total area: approx. 156.4 sq. metres (1683.8 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

48 Wetherby Road

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.