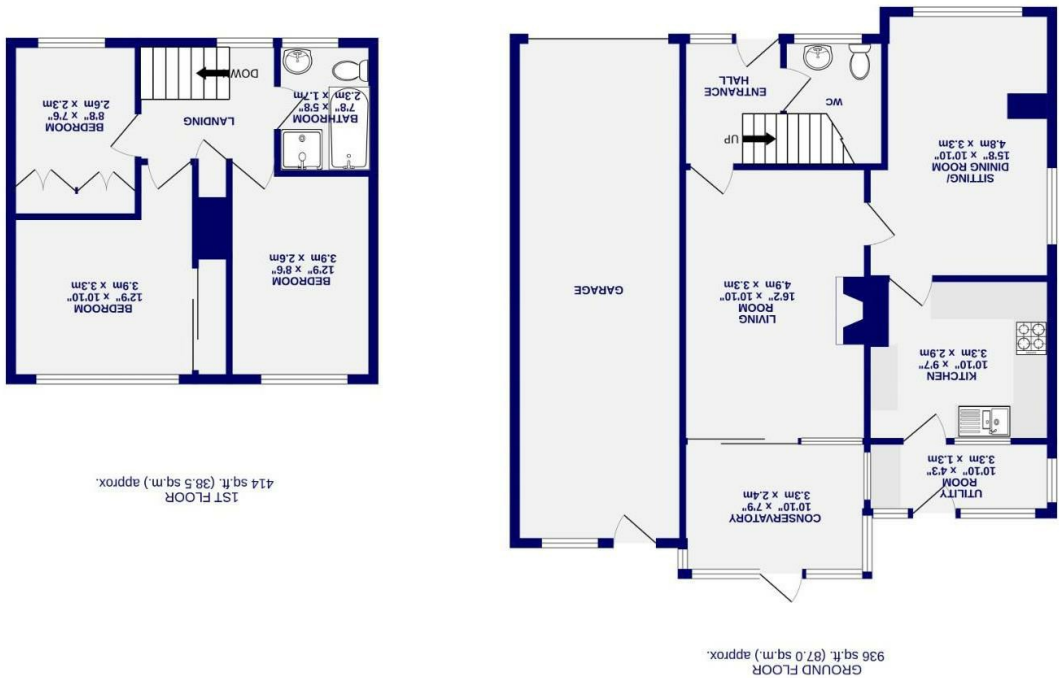




Ryecroft Avenue Woodthorpe, York YO24 2SD

Freehold
Council Tax Band - D

- Detached House
- Three Double Bedrooms
- Four Piece Family Bathroom
- South Facing Rear Garden
- Driveway & Tandem Garage
- Two Reception Rooms
- EPC D



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Ryecroft Avenue
Woodthorpe, York
YO24 2SD

£375,000

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Located in a popular residential area to the west of York, this well proportioned three bedroom home offers generous and versatile living accommodation, a driveway and an attractive rear garden.

The property opens into a welcoming entrance hallway with access to a useful ground floor WC/cloakroom, complete with a wash hand basin and storage space.

The spacious lounge benefits from patio doors leading into a bright and airy conservatory, which provides an additional reception area and direct access to the rear garden. There is a separate dining room with an extension to the front of the property, which can act as a home office or snug. This leads through to the fitted kitchen, which features a range of wall and base units, work surfaces, a gas hob with extractor above, electric oven and space for a freestanding fridge freezer. An adjoining utility room provides further storage and appliance space.

To the first floor are three well proportioned bedrooms, including two generous double bedrooms, all with fitted wardrobes providing useful storage. The accommodation is completed by a family bathroom fitted with a four piece suite comprising a bath, separate shower enclosure, WC and wash hand basin.

Externally, the property has a resin driveway that can easily accommodate parking for two vehicles, and lawned garden to the front, together with access to the rear. The enclosed rear garden is predominantly laid to lawn with a paved patio area, storage shed and summer house, creating an ideal space for relaxing and entertaining.

Offering excellent living space in a convenient and sought after location, this wonderful home is expected to appeal to a range of purchasers and early viewing is highly recommended.

