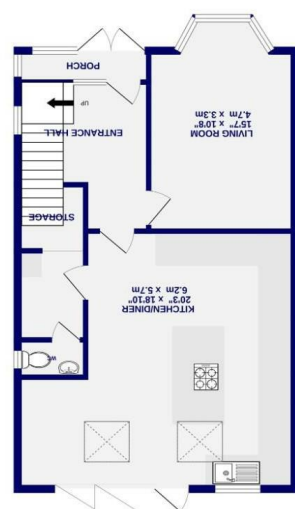


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Semi Detached Family Home
- Four Generous Bedrooms
- Open Plan Kitchen Diner
- Downstair WC
- 'Turn Key' Opportunity Not To Be Missed
- Utility Room
- Private Lawned & Patio Garden
- Walking Distance To Local Amenities & The Green
- Driveway For Multiple Cars
- EPC- C

Freehold
Council Tax Band - B

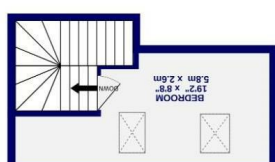
Danebury Drive
, York
YO26 5EJ



GROUND FLOOR
662 sq ft (61.5 sq m) approx.



1ST FLOOR
449 sq ft (41.7 sq m) approx.



2ND FLOOR
187 sq ft (17.3 sq m) approx.

Where every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is advised that the purchaser should verify the accuracy of the floorplan by taking measurements on site. The floor plan is for information only and should not be used as a guide. The purchaser should verify the accuracy of the floorplan by taking measurements on site. The floor plan is for information only and should not be used as a guide. The purchaser should verify the accuracy of the floorplan by taking measurements on site. The floor plan is for information only and should not be used as a guide. The purchaser should verify the accuracy of the floorplan by taking measurements on site.

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and appliances shown have not been tested and no guarantee as to their operability.

TOTAL FLOOR AREA: 1297 sq ft (120.5 sq m) approx.

Danebury Drive

, York

YO26 5EJ

Offers Over £350,000



Ashtons Estate Agent are pleased to offer this wonderful and beautifully presented four bedroom, semi detached home with a generous rear extension and private rear garden. Located within the residential area of Acomb, close to a range of local amenities including a supermarket, popular eateries, pubs and Acomb Green, this property is sure to appeal to a range of prospective buyers.

Internally the property offers an entrance hall which leads into the light and airy living room which benefits from a large bay window to the front and an entertainment wall with glass fireplace. The true hub and heart of the home is the breath taking extended kitchen diner to the rear which boasts an generous array of shaker style wall and base units, all of which are complimented worktops and house integrated appliances. Beautifully designed the extension offers expansive bi folding doors and a Velux window inviting the natural daylight to flood through. The ground floor accommodation also consists of a utility room area with space for a washing machine, tumble dryer and fridge freezer, and downstairs WC completes this floor.

Upstairs are three well proportioned bedrooms, offering two double bedrooms and a smaller single which makes the perfect nursery or office. Finally, the stunning three piece shower room completes this floor. The recently converted loft room offer a fourth bedroom and storage with Velux windows flooding the room with daylight.

Externally to the front is a walled driveway for multiple cars. To the rear is a private lawned garden with a generous patio area for entertaining in the warmer months.

In summary a wonderful 'Turn Key' perfect family home. Sure to be popular, early viewing is highly recommended to really appreciate what the property has to offer and the location.

Council Tax Band- B

