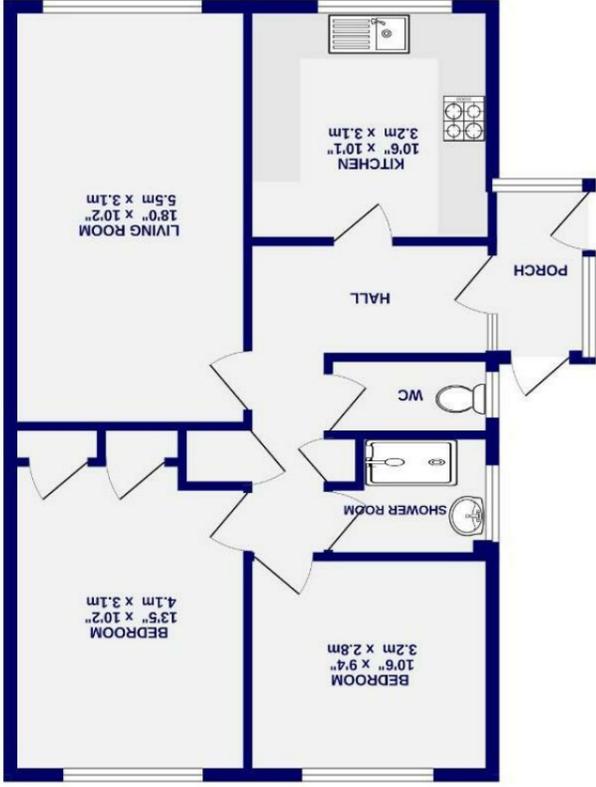


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Ryecroft Avenue Woodthorpe, York YO24 2SD

Freehold
Council Tax Band - C

- Detached Bungalow
- Two Double Bedrooms
- Popular Residential Setting
- Generous Rear Garden
- Garage & Driveway
- Well Maintained Throughout
- No Onward Chain
- EPC TBC



GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.

TOTAL FLOOR AREA: 708 sq ft. (65.8 sq m.) approx.
Other areas are approximate. It should be noted that the measurements of rooms and any other areas 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.



Ryecroft Avenue
Woodthorpe, York
YO24 2SD

£320,000



Located in the ever-popular residential area of Woodthorpe, just to the west of York city centre, this well-maintained two-bedroom detached bungalow offers generous accommodation, a private south-facing garden and the added advantage of no onward chain. Properties of this nature are always in demand and early viewing is strongly advised.

The accommodation begins with an entrance porch leading into a central hallway. To the front of the property, the spacious reception room enjoys a large window that fills the space with natural light, creating a bright and welcoming living area. The adjacent kitchen is well-appointed with a range of wall and base units, providing ample storage and worktop space, along with a selection of integrated appliances and freestanding white goods. There are two well-proportioned bedrooms, both offering comfortable accommodation, along with a shower room and a separate WC, adding to the practicality of the layout.

Externally, the south-facing rear garden is larger than expected for a bungalow of this type and offers a wonderful sense of privacy. Predominantly laid to lawn, it also features a patio area ideal for outdoor seating and established flowerbeds. Enclosed by fence and hedge boundaries and backing onto mature trees, the garden provides a peaceful and secluded setting. To the front, there is driveway parking leading to a detached garage set back from the property.

In summary, this is a delightful home with excellent scope and potential, set within a highly regarded location and offered for sale with no onward chain.

Council Tax Band C

