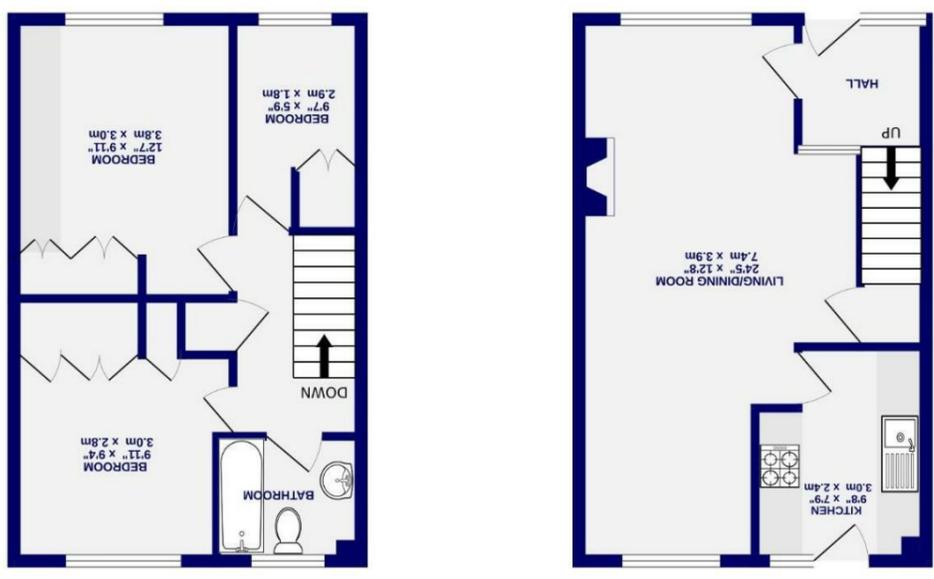


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 statements contained in these particulars 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 areas, measurements, floor plans or distances referred to 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.

- Townhouse
- Three Bedrooms
- Immaculately Presented Throughout
- Popular Residential Setting
- Garage
- South Facing Garden
- Ideal First Home
- EPC TBC

Freehold
Council Tax Band - C

Thornhills Haxby, York YO32 3WD



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

FIRST FLOOR
382 sq.ft. (35.5 sq.m.) approx.

TOTAL FLOOR AREA: 759 sq. ft. (70.5 sq.m.) approx.
When every square inch of the property is included in the measurements of rooms and any other areas and approximations, it is included in the total area of the property. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The plan is to be taken with the property. It is not intended to be a guarantee as to their operation.



Thornhills
Haxby, York
YO32 3WD

Offers In The Region Of
£270 000



Located in the popular residential area of Haxby, just beyond York's outer ring road to the north of the city, is this immaculately presented three bedroom townhouse. Having undergone updating in recent years, the property offers an excellent opportunity for first-time buyers or families, benefitting from close proximity to a wide range of local amenities including shops, cafés, a GP surgery and well-regarded schools.

Internally, the property opens into a welcoming entrance hall which leads through to a bright and spacious living room positioned to the right, enjoying an open aspect to the front. Generous in size and featuring windows to two aspects, this room is filled with natural light and highlights the versatile accommodation on offer. Leading off the living space is the recently updated kitchen, fitted with an attractive range of shaker-style wall and base units providing ample storage and worktop space, along with a selection of integrated appliances.

To the first floor are three well-proportioned bedrooms, all benefitting from built-in storage installed by the current owners, along with a spacious landing and a contemporary three-piece bathroom suite.

Occupying a larger than expected plot, the property enjoys attractive gardens to the front and a stunning south-facing rear garden which has been meticulously landscaped by the current owners and enjoys sunshine throughout the day. Further benefits include a single garage located away from the property and ample on-street parking nearby.

Sure to be popular on the open market, early viewing is highly recommended.

Council Tax Band C

