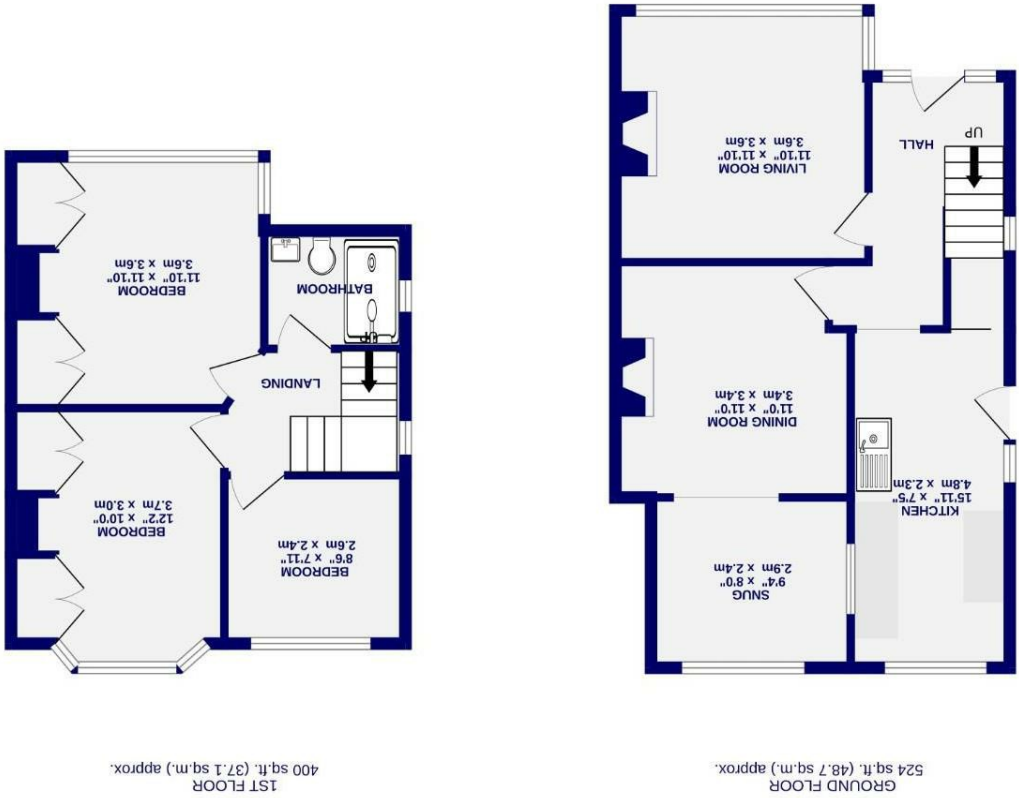


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EPC - D
- Front Garden
- Private Rear Garden
- Close To City Centre
- A Rare Find
- Driveway
- Charming Features
- Popular Location
- Traditional Family Home
- Semi Detached

Freehold
Council Tax Band - C

YO30 5SN
York
Byron Drive



While every attempt has been made to ensure the accuracy of the description, measurements of the rooms and any other areas and no responsibility is taken for any error, omission or misstatement. The data is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition.



Byron Drive
York
YO30 5SN

£300,000

 3  1

A rare opportunity to acquire this wonderful, 3 bed semi detached, traditional and much-loved family home. This fine residence is a sublime example of its kind and is located in the popular and highly desirable location of Rawcliffe. Conveniently positioned for commutes into the city centre and the outer York ring road and beyond, this home is close to local shops, amenities and Clifton Moor Retail Park.

Upon entering the property, the bright welcoming hallway leads to the substantial living room with the elongated historic glazing to the front of the property, inviting the natural light to illuminate the classic high ceilings. The hallway also leads to the dining room with a unique and time-honoured fireplace. At the rear of the property is the snug overlooking the garden with a convenient and long-established glass panel looking into the kitchen, which has an array of wooden base and wall units and stainless steal sink with double draining area. A quaint pantry is tucked away too.

To the first floor are three bedrooms and the house bathroom which has a shower and white vanity unit with built in sink and WC. The primary bedroom is to the front of the property with the echoed traditional window of the living room below.

Externally, to the front is the driveway and stone wall with established shrubs for privacy. To the rear is laid lawn and a rockery with integrated plants. There is a brick garage, with roof and windows, which would make an ideal home office or summer house.

In summary this charming family home is ready for you to make your mark on it and continue the affection and to serve you as it has done with its current family. A viewing is a must in order to realise the potential.

Council Tax Band- C

