

property on behalf of the vendor.

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 particulars montance 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 contestness of each of the areas particulars. No person in the employment of Ashtons has any authority to make or give any representants or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the astatements contestness of each of the

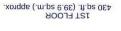
- EbC D
- Driveway
 - Carage
- Established Garden
- Sought After location
 - Living/Dining Space
 - Three bedrooms
- Spacious Semi Detached Home

Freehold Council Tax Band - C

Eastfield Crescent Badger Hill, York YO10 5HZ



GROUND FLOOR 550 sq.ft. (51.1 sq.m.) approx.



BEDROOM 3.5m x 3.0m

BEDROOM 11'10" × 8'11" 3.6m x 2.7m



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£325,000



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Ashtons Estate Agents are please to offer this wonderful semi detached home which is set to the east of York, in this most popular residential location; enjoying the benefits of a quiet area, popular with families, yet well placed for access to excellent commuter links and within walking distance of varied local amenities.

The light and airy entrance hall leads to a kitchen to the rear, fitted with a range of units and complimentary worktops offering ample food preparation space. A large window invites the natural light in and has a lovely outlook on to the garden and summer house.

There is a large, open plan reception room with a bay window to the front, which offers a generous space for separate seating and dining areas. The sliding door to the rear leads to the conservatory beyond adding and extra snug/garden room.

To the first floor are three substantial bedrooms, a shower room and separate w.c.

Externally is the rear garden with patio and cosy summer house and to the front is the driveway for parking and the garage.

Offered for sale with no forward chain, early viewing is essential.

Council Tax Band - C



















