

property on behalf of the vendor.

- Cranbrook, York
YO26 5JA



GROUND FLOOR
637 sq.ft. (59.1 sq.m.) approx.

TOTAL FLOOR AREA: 1,065 sq.ft. (99.0 sq.m.) approx.



Cranbrook Road
, York
YO26 5JA

Offers Over £325,000

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Ashtons Estate Agents are pleased to offer this wonderful three bedroom semi-detached family home to the market. A much loved and well maintained property located on Cranbrook Road, in a popular residential street ideally positioned between York's outer ring road and York Railway Station. This location is perfect for access to both Acomb Front Street, with its wide range of amenities, and York City Centre.

The accommodation in brief comprises a bright and spacious entrance hallway leading into a through living and dining space, bathed in natural light from the traditional bay window to the front and sliding patio doors to the rear garden. Off the entrance hall is the kitchen, fitted with an array of wall and base units offering ample storage. A side door provides access to the garage and a separate WC.

To the first floor are two double bedrooms, both with fitted wardrobes, with the front bedroom echoing the traditional bay window below. A third bedroom would make an ideal office or nursery. The house bathroom features a walk-in shower, and a separate WC completes this floor.

Externally, the property enjoys a brick and gravel driveway with a neat hedge boundary and access to the garage. To the rear is a beautifully maintained lawn and patio area with established borders.

The property is offered with no onward chain.

Council Tax Band C

