



Helmsdale
York
YO24 2XW
Offers In The Region Of
£320,000

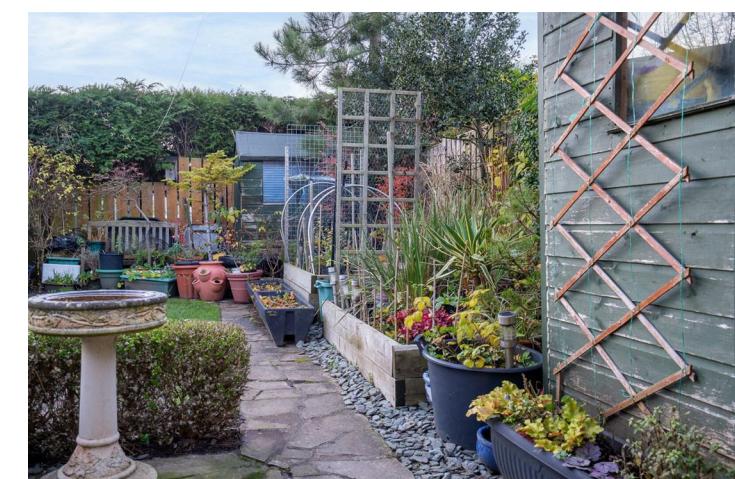
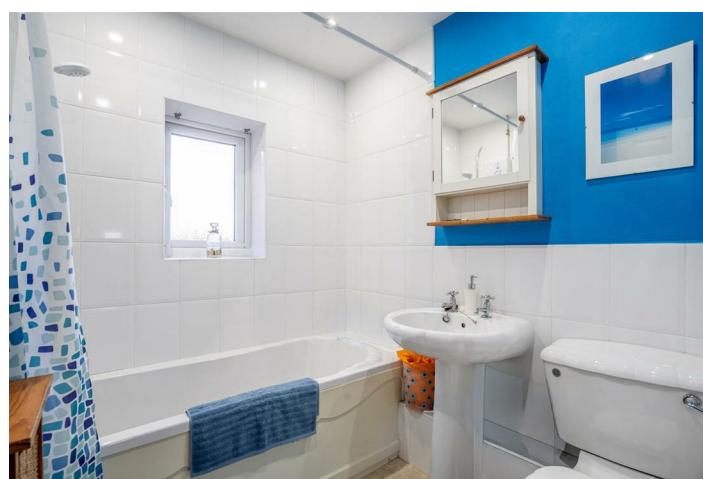
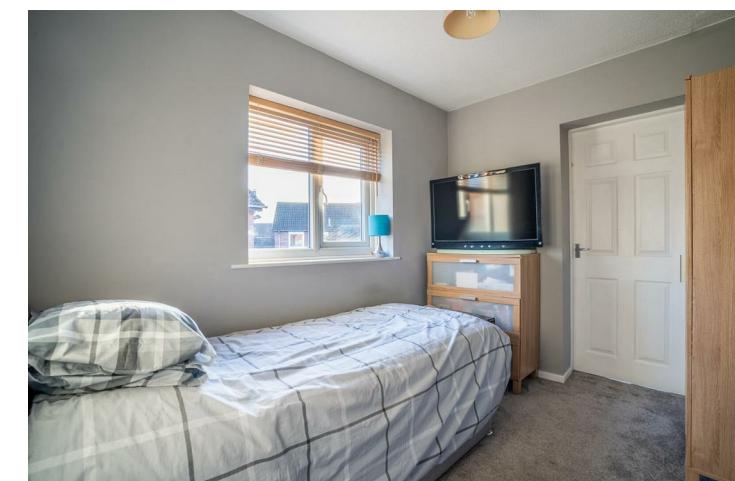
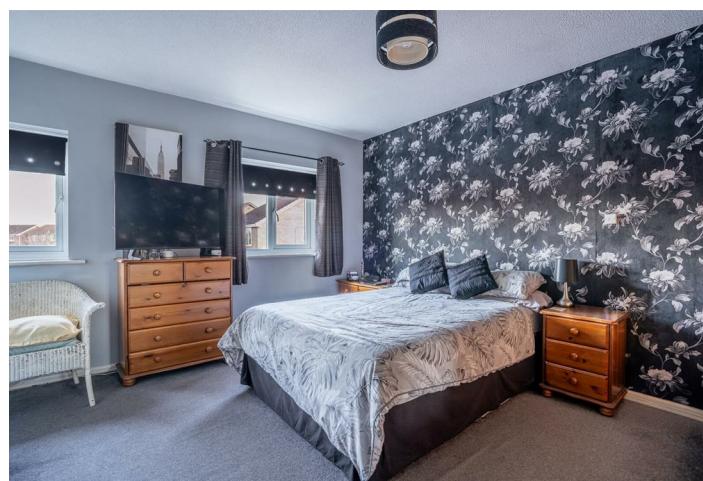


Situated within the popular residential area of Woodthorpe, close to a range of local shops, schools and everyday amenities, as well as excellent bus links to York city centre and the train station, is this unique semi-detached home that has been thoughtfully extended to offer versatile living space.

The property has been well maintained throughout and is ready for a new owner to move straight into and make their own. An entrance vestibule opens into a bright and spacious living/dining room with pretty ceiling beams, opened up to make a bright and welcoming space. A well-equipped kitchen set to the rear allowing for ample storage as well as some integrated appliances. To the first floor there is a modern three-piece bathroom, a generous master bedroom with built-in wardrobes, and a second double bedroom that leads through to an ideal home office or gym, which could also serve as a third bedroom or nursery.

Outside, the property enjoys a neat front garden, driveway parking and a tandem garage, while the enclosed rear garden provides both patio and lawned areas for relaxing or entertaining.

With its flexible layout and convenient Woodthorpe setting, this is a wonderful opportunity for first-time buyers or young families looking for a practical and welcoming home.



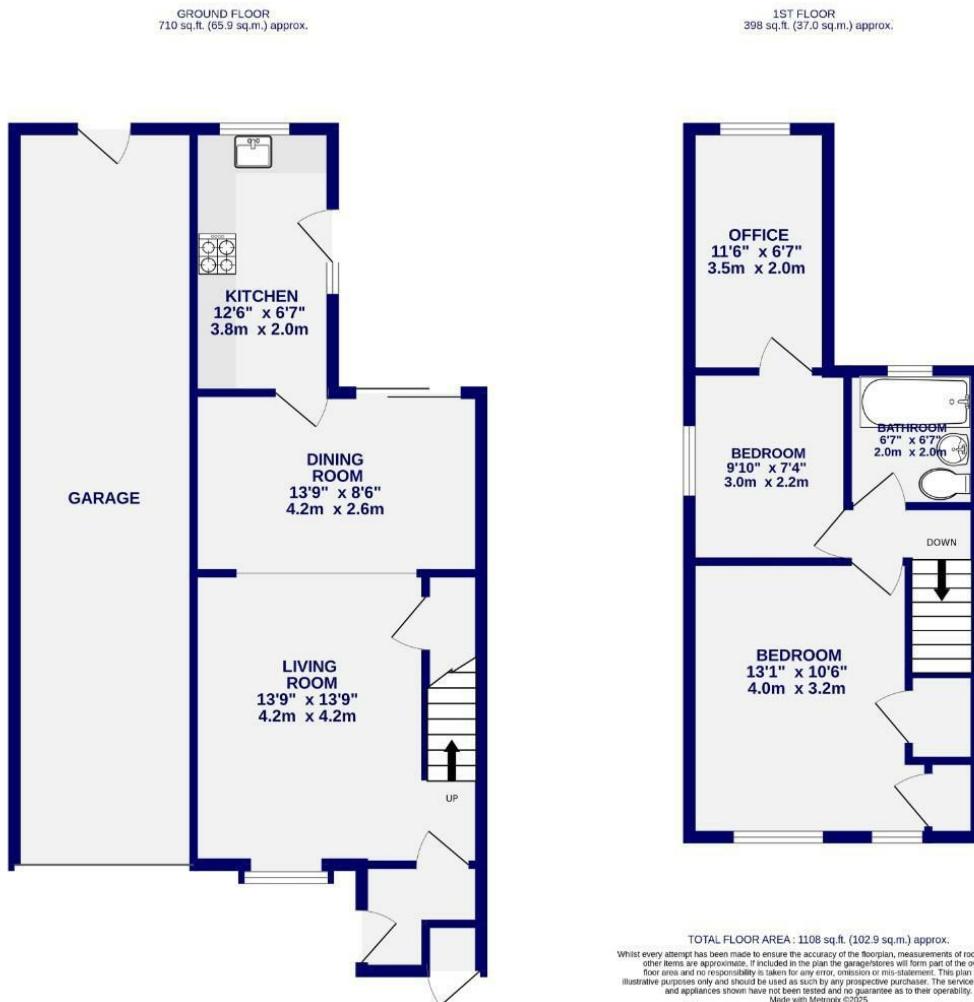


Helmsdale York

YO24 2XW

Freehold
Council Tax Band - D

- Semi Detached House
- Two Bedrooms
- Home Office / Study Space On First Floor
- Extended Kitchen
- Driveway & Garage
- Popular Residential Area
- Ideal First Home
- EPC-D



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 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.

TOTAL FLOOR AREA : 1108 sq ft (102.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the measurements of rooms and any other items are approximated. If included in the plan the garage/barns will not be part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan 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 operability.
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