

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.

- Detached Two Bedroom Bungalow
- Immaculately Maintained Throughout
- No Onward Chain
- Driveway And Detached Garage
- Modern Fitted Kitchen
- Bright Lounge With Conservatory
- Two Bedrooms With Fitted Wardrobes
- Contemporary Three-Piece Bathroom
- Private Low-Maintenance Rear Garden
- EPC D

Freehold
Council Tax Band - C

Carrfield Woodthorpe, York YO24 2SG



GROUND FLOOR
806 sq. ft. (74.9 sq.m.) approx.

When every attempt has been made to ensure the accuracy of the description, measurements of areas and other details 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.



Carrfield
Woodthorpe, York
YO24 2SG

£375,000



A beautifully presented two bedroom detached bungalow, offered with no onward chain, situated in the ever-popular suburb of Woodthorpe. This sought-after location is well known for its friendly community feel and excellent local amenities, including shops, popular eateries, local butchers, supermarkets and pubs. The area also provides easy access to scenic countryside walks, York city centre and the outer ring road, making it a convenient and desirable place to call home.

Upon entering, it is clear this much-loved home has been immaculately maintained throughout. The modern kitchen is fitted with neutral wall and base units, ample worktop space and enjoys lovely views over the garden. The rear-facing lounge is filled with natural light via the conservatory and features a central fireplace, creating a warm and welcoming living space. The conservatory is currently used as a dining area and snug, offering seamless access to the garden and a wonderful inside-out feel.

To the front of the property are two well-proportioned bedrooms, both benefitting from fitted wardrobes. The accommodation is completed by a contemporary white three-piece family bathroom, featuring a vanity unit with built-in basin and a shower over the bath.

Externally, the property boasts a neat lawned front garden and a driveway providing off-street parking, leading to a detached garage. To the rear is a private, low-maintenance garden with landscaped patio seating areas and paved and gravelled sections, ideal for adding colourful pots and enjoying the warmer months.

An excellent opportunity in a prime residential location – early viewing is highly recommended.

Council Tax Band C

