

property on behalf of the vendor.

atstements 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 siess, 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 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

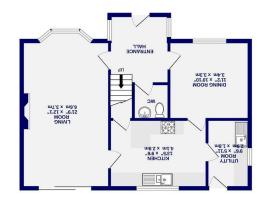
- EPC Rating D
- No Onward Chain
- Two Reception Rooms
 - · South Facing Garden
- Double Garage & Driveway
- Bathroom, Ensuite & W.C.
 - Four Bedrooms
 - Detached Family Home

3 - bne3 xeT lionuo Freehold

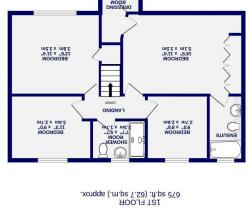
NC3 OLOY Badger Hill, York **Low Mill Close**







GROUND FLOOR 673 sq.ft. (62.5 sq.m.) approx.



Low Mill Close Badger Hill, York YO10 5JN

£500,000



4



Located in the popular residential area of Badger Hill, to the east of York, is this substantial detached family home. Owned and cherished for many years, the property has been well maintained and offers excellent potential for further renovation or extension, subject to the necessary planning permissions.

Low Mill Close is a sought after address, benefitting from a range of local amenities including shops, eateries, and regular bus links into York city centre. It also falls within the catchment area for several well regarded local schools, making it an ideal choice for families.

Internally, the home opens into a wide entrance hall which leads to a spacious dual aspect living room, bathed in natural light and generous enough to accommodate a variety of furnishings. Across the hall is a separate dining room, which links through to the fitted kitchen. The kitchen is equipped with a range of shaker style wall and base units, complemented by stylish worktops and a selection of integrated appliances. Completing the ground floor is a useful utility room and a separate cloakroom.

To the first floor, a spacious landing gives access to four well proportioned bedrooms. The principal bedroom benefits from a dressing area, built in wardrobes, and a private three piece ensuite bathroom. A separate three piece shower room serves the remaining bedrooms.

Externally, the property enjoys a generous plot with south facing rear gardens and additional gardens to the front. The rear garden is mainly laid to lawn with a paved patio area, established flowerbeds, and mature hedging that provides a high level of privacy. Set back from the property is a detached double garage with power, positioned at the head of a double driveway providing ample off street parking.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band E



















