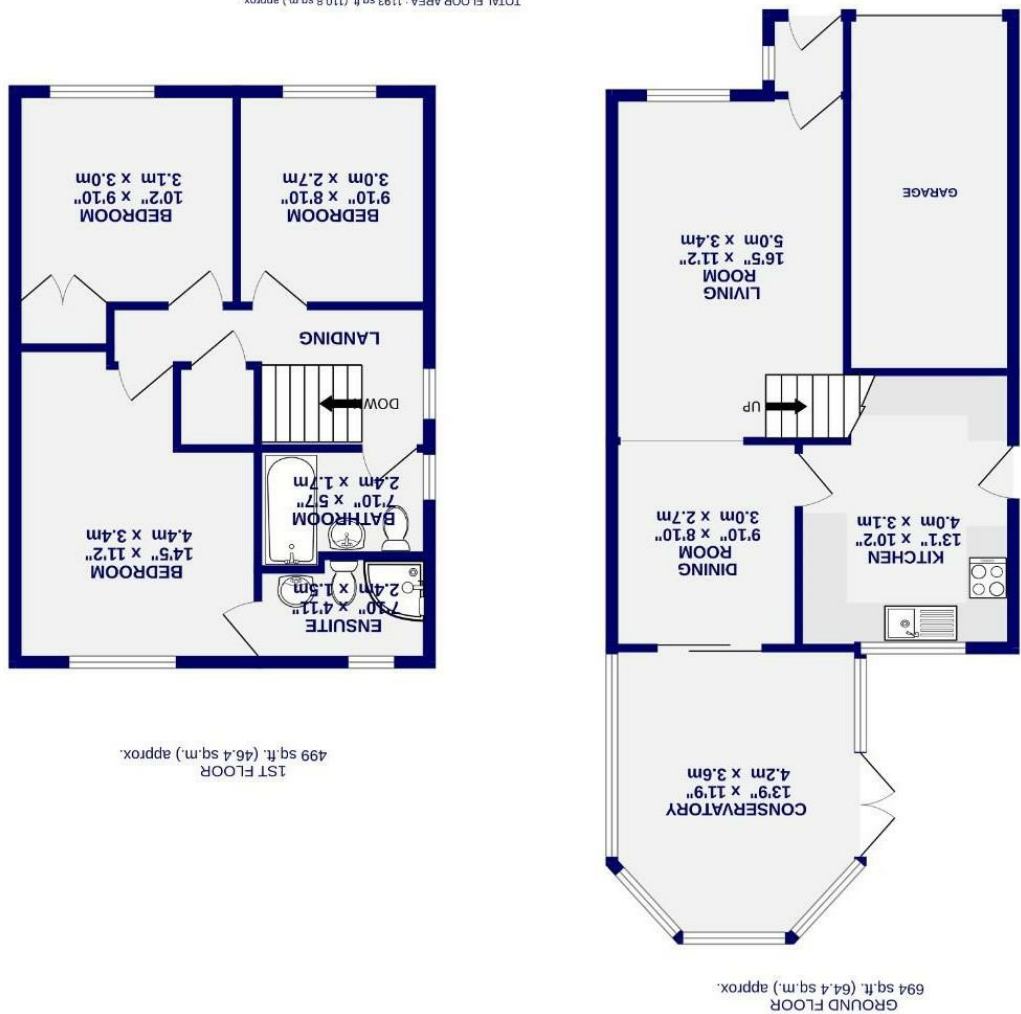


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

Which every element has been made to ensure the accuracy of the figures, measurements of rooms and any other items are given, it is included in the last paragraph of the contract. This plan is for illustrative purposes only and should be used as a guide only. Purchasers should verify the measurements and areas and not rely on the information provided. The plan is for illustrative purposes only and should be used as a guide only. Purchasers should verify the measurements and areas and not rely on the information provided. The plan is for illustrative purposes only and should be used as a guide only. Purchasers should verify the measurements and areas and not rely on the information provided. The plan is for illustrative purposes only and should be used as a guide only. Purchasers should verify the measurements and areas and not rely on the information provided. The plan is for illustrative purposes only and should be used as a guide only. 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- EPC C
- No Onward Chain
- Garage & Driveway
- Quiet Cul De Sac Setting
- Well Presented Throughout
- Two Bathrooms
- Three Double Bedrooms
- Detached Family Home
- Council Tax Band - D

Freehold
Wansbeck, York, YO24 2YX



Wansbeck , York YO24 2YX

£400,000



Located in the sought-after residential area of Woodthorpe, to the south-west of York, this well-maintained detached home is tucked away within a quiet cul-de-sac setting. Offering three double bedrooms, two bathrooms and generous living space throughout, the property has served as a much-loved family home and more recently a successful rental investment. Now offered with no onward chain, it presents an excellent opportunity for its next owners.

The property is well positioned for a range of local amenities, regular bus connections into York city centre and convenient access to the ring road for travel further afield.

Internally, the home opens into an entrance hall leading through to a spacious reception room which enjoys windows to both the front and rear, allowing natural light to fill the space and creating a bright and welcoming atmosphere. To the rear of the property is a generous conservatory, providing an additional reception area while overlooking the garden.

The kitchen is well appointed with a range of Shaker-style wall and base units, complemented by solid wooden worktops, slate splashbacks and Karndean flooring.

To the first floor are three well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the main family bathroom.

Externally, the property offers ample driveway parking for multiple vehicles and access to a single garage. To the rear is a beautifully maintained and enclosed garden, mainly laid to lawn with established flower beds and patio areas for outdoor seating. The garden enjoys a particularly pleasant outlook across open countryside fields beyond, a rare and attractive feature in such a residential setting.

Sure to be popular on the open market due to its position, space and outlook, early viewing is highly recommended.

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*

