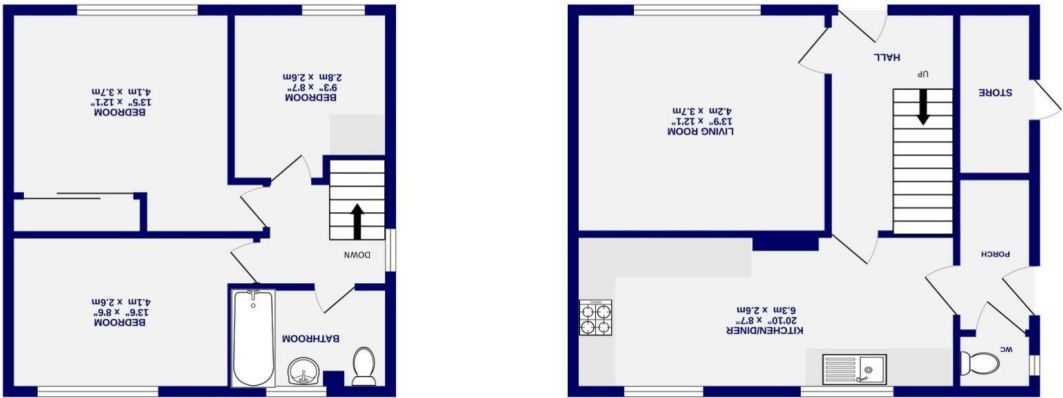




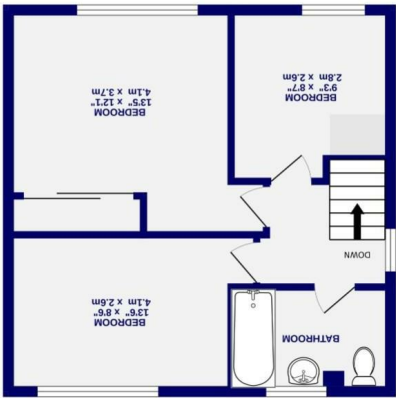
Tostig Avenue , York YO26 5QD

Freehold
Council Tax Band - A

- Beautifully Presented Semi Detached Home
- Three Well-Proportioned Bedrooms
- Sought-After Acomb Residential Location
- Bright Living Room
- Spacious Shaker-Style Breakfast Kitchen
- Separate Utility Area And WC
- Landscaped And Manicured Private Garden
- Summer House, Workshop And Shed
- Driveway Parking For Multiple Vehicles
- EPC TBC



GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas are approximate. It is included in plain the gardeners will form part of the overall floor area and no responsibility is taken for any errors, omissions or mis-statements. 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. Made with Metaphor.co.uk

39 TOSTIG AVENUE

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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Tostig Avenue
, York
YO26 5QD

£260,000

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Ashtons Estate Agents are delighted to present this beautifully maintained and tastefully decorated three-bedroom semi-detached home, ready for its next owners to move in and make their own. Situated in the highly sought-after residential area of Acomb, the property is within easy walking distance of Front Street, where a variety of local shops, cafés, restaurants, supermarkets and pubs can be found. York city centre is also readily accessible, with convenient links to Leeds via the outer ring road.

The property opens into a welcoming entrance porch and hallway, setting the tone for the well-presented interiors beyond. The living room is positioned at the front of the home, where a large window draws in plenty of natural light and complements the striking wallpaper, creating an inviting space to relax. To the rear, the generous breakfast kitchen is a real highlight, fitted with an attractive range of Shaker-style wall and base units, wood worktops and a breakfast bar. Dual windows provide pleasant views over the garden, while there is ample room for a dining table, making this a wonderful setting for everyday family life and entertaining. The kitchen also leads through to a useful utility area with a separate WC and an external door providing access to the garden.

Upstairs, the stylish presentation continues with three well-proportioned bedrooms. The principal bedroom is positioned at the front and benefits from built-in wardrobes, while the remaining bedrooms offer flexibility for family members, guests or home working. The accommodation is completed by a modern three-piece bathroom, featuring a shower over the bath, built-in shelving and an attractive powder-blue and white colour scheme.

