





# Woodland Chase

York

YO30 6RE

£395,000

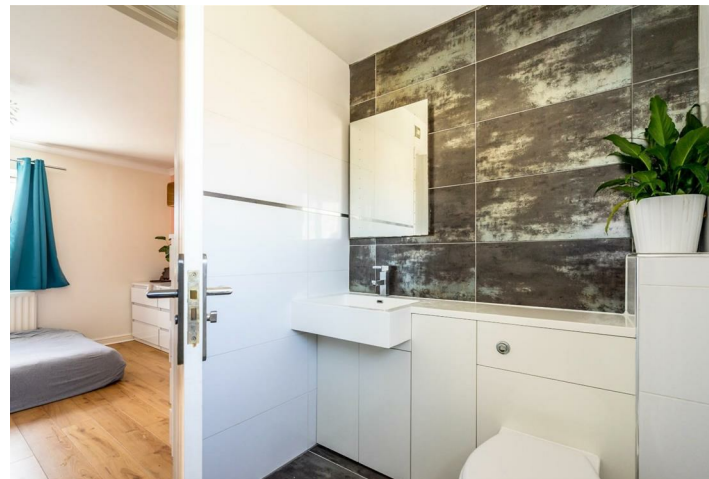


This immaculate detached home is set to the north of York; well placed for access to the city centre, good transport links and local amenities the area has to offer. The property has been well maintained throughout, and has an impressive open plan living / kitchen / dining area.

The internal accommodation comprises of an entrance hall, and a spacious living room. The true hub of the home is the open plan kitchen / dining / living area. The kitchen boasts an array of wall and base units, integrated appliances, complemented by stylish worktops. To finish the ground floor accommodation is a conservatory, wc, and utility room. To first floor are three well proportioned bedrooms, with the master bedroom boasting an en-suite shower room and a house bathroom.

Externally, the property benefits from an enclosed, low maintenance rear garden which backs on to the nature reserve, and a wonderful paved area perfect for entertaining. There is also driveway parking leading to the garage. A viewing is highly recommended to appreciate the space on offer.

Council Tax Band D









# Woodland Chase York YO30 6RE

Freehold  
Council Tax Band - D

- Detached Home
- Three Bedrooms
- Open Plan Kitchen / Dining / Living Area
- Well Maintained Throughout
- Master Bedroom with En Suite
- EPC D

GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA: 1431 sq.ft. (132.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.  
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1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



Important notice: In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute parts of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.