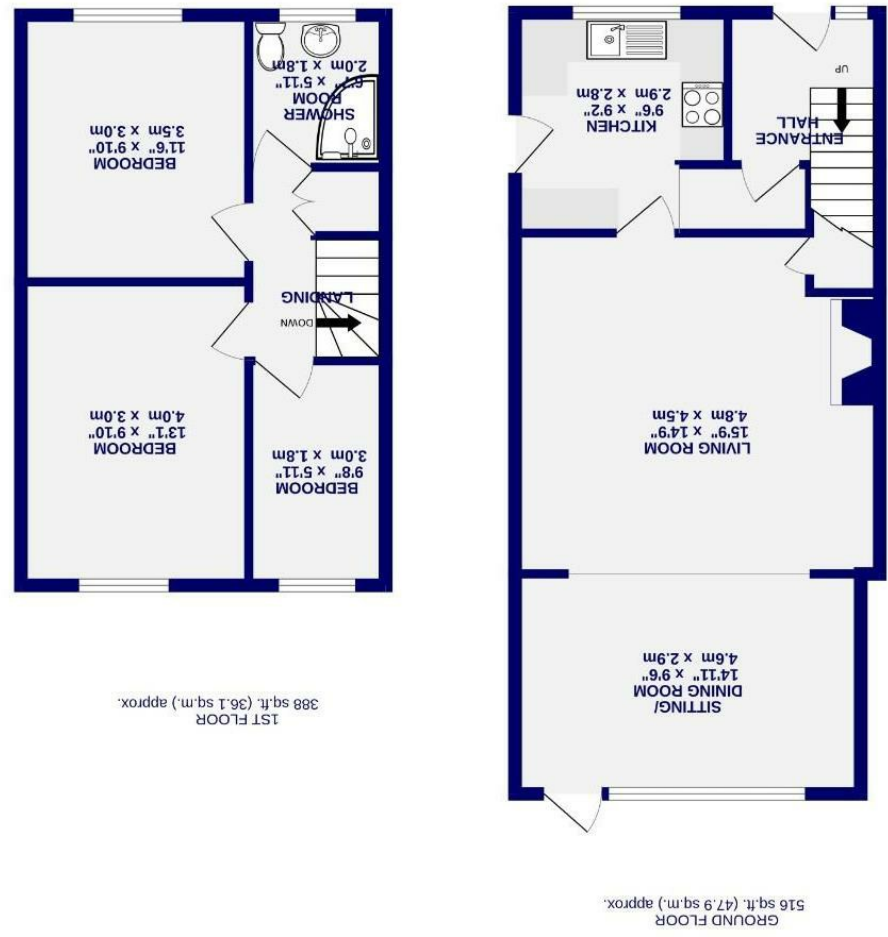




The Paddock , York YO26 6AW

Freehold
Council Tax Band - C

- Three Bedroom Semi-Detached Home
- Spacious Living Dining Area
- Sought-After Cul-De-Sac
- Scope To Modernise
- Lovely Garden Views
- Investment Opportunity
- Driveway & Garage
- Extension Potential (Subject to Planning)
- Generous Rear Garden
- EPC C



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.

While every attempt has been made to ensure the accuracy of the location, measurements of rooms and any other areas and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide only. The plan is for illustrative purposes only and should be used as a guide only. The plan is for illustrative purposes only and should be used as a guide only. The plan is for illustrative purposes only and should be used as a guide only.

The Paddock

, York

YO26 6AW

Offers Over £290,000

3

1

Nestled to the west of York, this spacious three-bedroom semi-detached property presents an exciting opportunity for the next owners to reimagine and update the home to suit their personal needs and style. The Paddock is a peaceful residential cul-de-sac, ideally situated just a short stroll from a wide range of local amenities, while offering convenient access to York city centre and excellent commuter links.

Having served as a much-loved family home, the property now offers scope for modernisation throughout. The entrance hall leads into a kitchen positioned to the right, fitted with a range of wall and base units and benefiting from a side access door to the outside. The ground floor has been extended to create a generous open-plan living and dining area, with a large window and a rear door offering lovely views and direct access to the expansive garden.

To the first floor are three well-proportioned bedrooms, two generous doubles and a third room ideal as a nursery, study, or home office. The rear-facing bedrooms enjoy delightful views across the garden, further highlighting the home's wonderful setting. A house bathroom complete the floor.

Externally, the property continues to impress. A driveway to the front provides off-street parking for multiple vehicles and access to the garage. The rear garden is truly exceptional in size, substantially larger than others in the area, and offers immense potential for outdoor living, landscaping, or extension of the property (subject to the necessary planning permissions). This vast space opens up endless possibilities for those seeking to create their dream family home.

A viewing is highly recommended to fully appreciate the outstanding potential, generous plot, and prime location this home has to offer.

