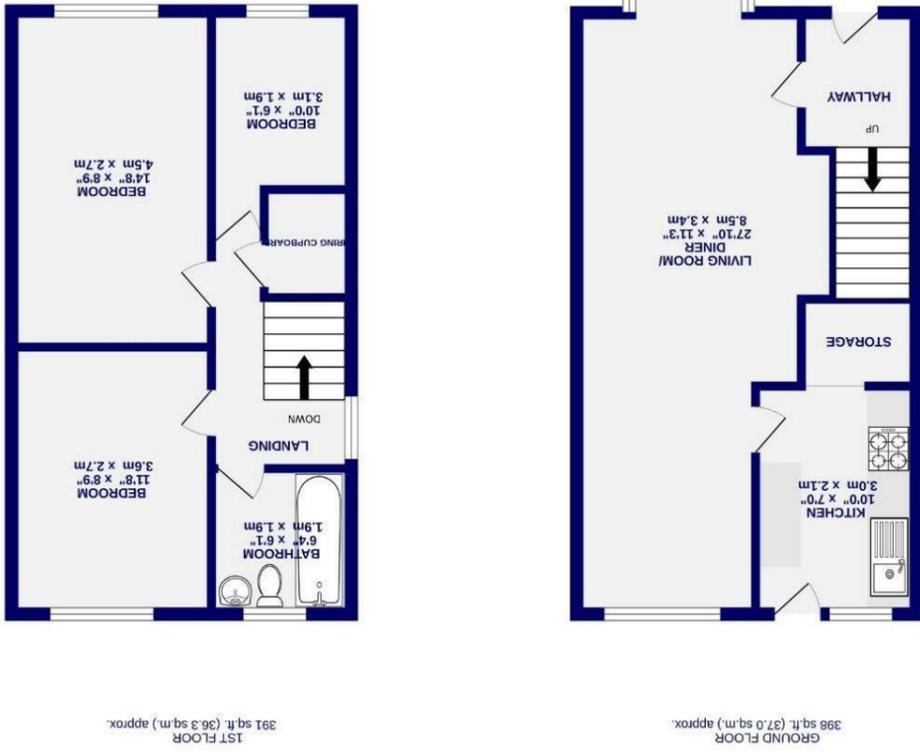


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 statements contained in these particulars 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 areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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.

TOTAL FLOOR AREA: 789 sq. ft. (73 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is advised that the purchaser should verify the measurements of rooms and any other areas and measurements by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the 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 areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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.



- EPC C
- Quiet Cul De Sac
- Necessary Permissions
- Potential For Extension Subject To
- Driveway & Garage
- Three Bedrooms
- No Onward Chain
- Detached House

Freehold
 Council Tax Band - C

Tarbert Crescent Woodthorpe, York YO24 2XD



Tarbert Crescent Woodthorpe, York YO24 2XD

£294,000



Well-presented three bedroom detached home, offered with no onward chain, positioned at the end of a peaceful cul-de-sac in the popular residential area of Woodthorpe. This attractive property offers generous living space, a private rear garden and excellent access to York's outer ring road and city centre, making it an ideal choice for families.

On entering the property, the hallway leads through to the principal reception space. The lounge diner runs the full depth of the house, enjoying natural light from windows to both the front and rear, with an elegant feature fireplace creating a welcoming focal point. The kitchen is fitted with a range of wall and base units, integrated double oven with hob and extractor, and a dishwasher, with a separate utility area providing additional practicality.

To the first floor, the landing includes a useful storage cupboard and leads to three bedrooms along with the family bathroom, complete with bath and shower over, wash basin and W.C.

The property sits behind a lawned front garden with a paved driveway giving off-street parking and access to the attached garage. To the rear is an enclosed garden, laid mainly to lawn with a patio seating area, an ideal space for family enjoyment and entertaining.

Tarbert Crescent is a quiet cul-de-sac within Woodthorpe, a sought-after area offering a variety of local amenities, well-regarded schools and regular bus services into the city centre. The property also benefits from quick access to York's outer ring road and major commuter links.

Council Tax Band - C

