



00 Chelwood Walk, York, YO26 4UH

Offers in excess of £325,000

A well-proportioned three-bedroom semi-detached home offering approximately 1,196 sq ft of versatile accommodation.

The ground floor comprises a welcoming entrance hall, spacious lounge, separate dining room, kitchen and shower room, while the first floor provides three bedrooms and a further shower room.

The property also benefits from a private driveway and garage, providing excellent storage and parking.

Ideally positioned for easy access to York city centre, with a range of local shops, supermarkets, schools and everyday amenities nearby. York railway station offers regular direct services to London King's Cross and Edinburgh, making the property particularly convenient for commuters.

Key features: Three bedrooms • Approx. 1,196 sq ft • Two shower rooms • Spacious lounge • Dining room • Kitchen • Garage • Private driveway • Excellent access to York city centre • Direct rail links to London and Edinburgh.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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