



HUDSON
MOODY

2a Ashbourne Way, Woodthorpe, York YO24 2SW



A smartly presented MODERN THREE BEDROOM DETACHED HOUSE situated in the popular WOODTHORPE area of York with good access to the city centre and outer ring roads.

An entrance vestibule welcomes you into the spacious sitting room benefiting from a wide window overlooking the front garden and a fireplace set within a timber surround whilst the dining room lies beside the sitting room and flows into the kitchen and conservatory. The dining room has a glazed door with side panels and laminate flooring that continues through into the good sized conservatory with glazed doors opening onto the rear garden whilst the kitchen has a range of light wood fronted units incorporating a cooker with gas hob and extractor fan, full height fridge freezer and ample space for an under counter dishwasher and washing machine. Stairs from the dining room lead to the first floor landing off which are three good sized double bedrooms, the house bathroom and separate WC.

To the front of the property is a driveway leading up to the integral single garage and a lawned garden with a side path leading to the rear where you find a good sized garden with flower borders, a large, chalet style cabin with lighting and power installed, and a patio seating area. The house lies conveniently for access to local facilities, the city centre and the outer ring roads serving Leeds and the motorway network.

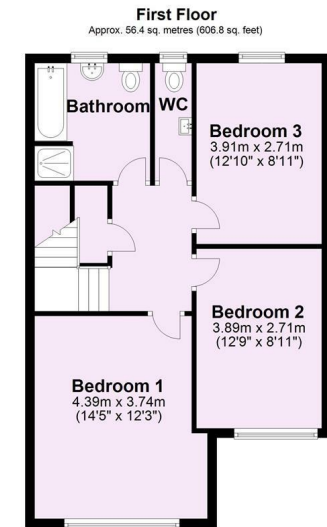
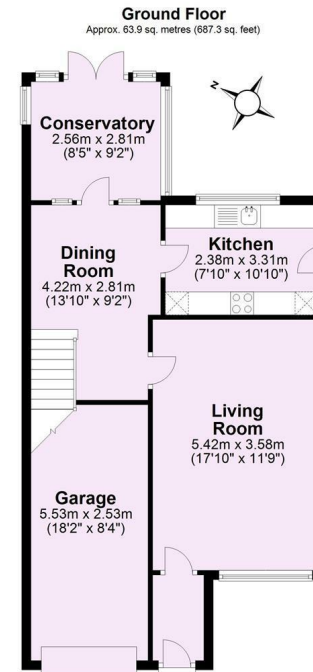


- Modern Detached House
- Living Room
- Separate Dining Room
- Conservatory
- Fitted Kitchen
- Three Double Bedrooms
- House Bathroom. WC.
- Single Garage
- Attractive Gardens with Cabin
- Off Street Parking

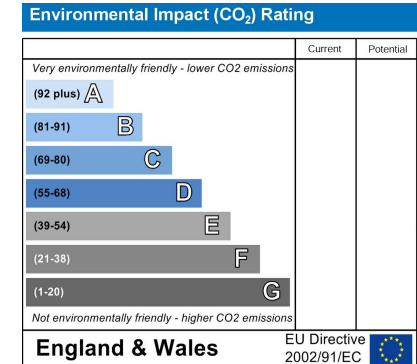
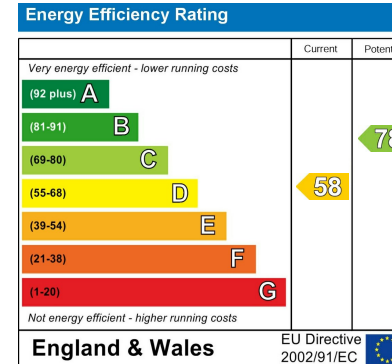
Guide Price £325,000

Tenure: Freehold





For illustrative Purposes Only - not to scale
Plan produced using PlanUp.



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IMPORTANT NOTICE

- 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. Please do so particularly if contemplating travelling some distance to view the property.
- 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 Hudson Moody 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.

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