



Ashley Park Crescent, , York, YO31 1HJ

- NO ONWARD CHAIN
- WELL PRESENTED
- CONSERVATORY
- EPC RATING D
- SOUGHT AFTER LOCATION
- GARAGE
- COUNCIL TAX BAND C

£320,000



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DESCRIPTION

A well-presented, three bedroom, semi-detached dormer bungalow in a sought after location just off Stockton Lane.

Upon entering the property you have an entrance hall with stairs leading to the first floor. From the hall you enter the bright and airy reception room which offers ample space for a living area as well as a dining table and chairs, a feature fireplace creates a focal point to the room. Sliding doors from the dining area lead through to a conservatory which overlooks the rear garden.

Back through the lounge you have an inner hallway giving access to the remainder of the ground floor. You have the kitchen with a range of base and wall units, integrated oven with hob and extractor fan as well as space and plumbing for a free standing washing machine.

There is a shower room with sink and shower cubicle as well as a separate toilet, a bedroom completes the ground floor.

To the first floor you have two double bedrooms, each with fitted wardrobes and one with an ensuite toilet and sink.

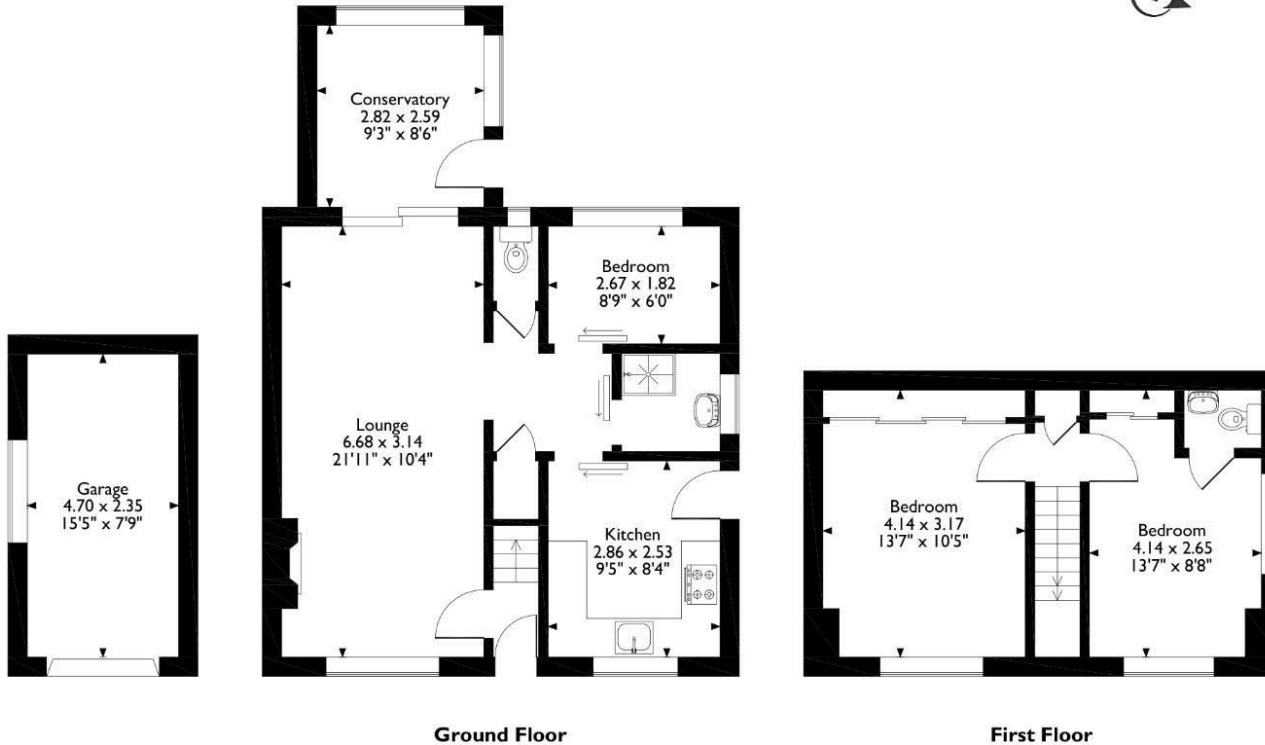
Externally you have a paved driveway with landscaped front garden. To the rear is a private garden with lawn and patio seating area as well as the single garage.

Offered for sale with no onward chain viewing of this property is highly recommended to truly appreciate all it has to offer.





57 Ashley Park Crescent, York
 Approximate Gross Internal Area
 Main House = 82 Sq M/882 Sq Ft
 Garage = 11 Sq M/118 Sq Ft
 Total = 93 Sq M/1000 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

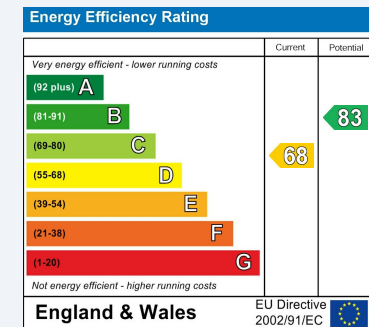
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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