



Irvine Way, York, YO24 2XQ

- Modern Semi Detached House
- Garage & Driveway
- Quiet Location
- Prime Woodthorpe Location
- Finished to an Exceptional Standard
- Council Tax Band B

£280,000



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DESCRIPTION

An immaculately presented two-bedroom semi-detached home, beautifully modernised throughout and ready to move straight into.

Located in the highly regarded suburb of Woodthorpe, to the south-west of York, Irvine Way enjoys a peaceful residential setting with a strong community feel. The area offers a wide range of local amenities including shops, supermarkets, and well-regarded schools, while nearby green spaces such as Askham Bog Nature Reserve and Hob Moor provide opportunities for walking and leisure. Woodthorpe also benefits from excellent transport links, with easy access to the A1237 ring road and A64, making commuting towards Leeds, Harrogate, and surrounding towns straightforward. York city centre is just a short drive or bus journey away, offering further shopping, dining, and cultural attractions.

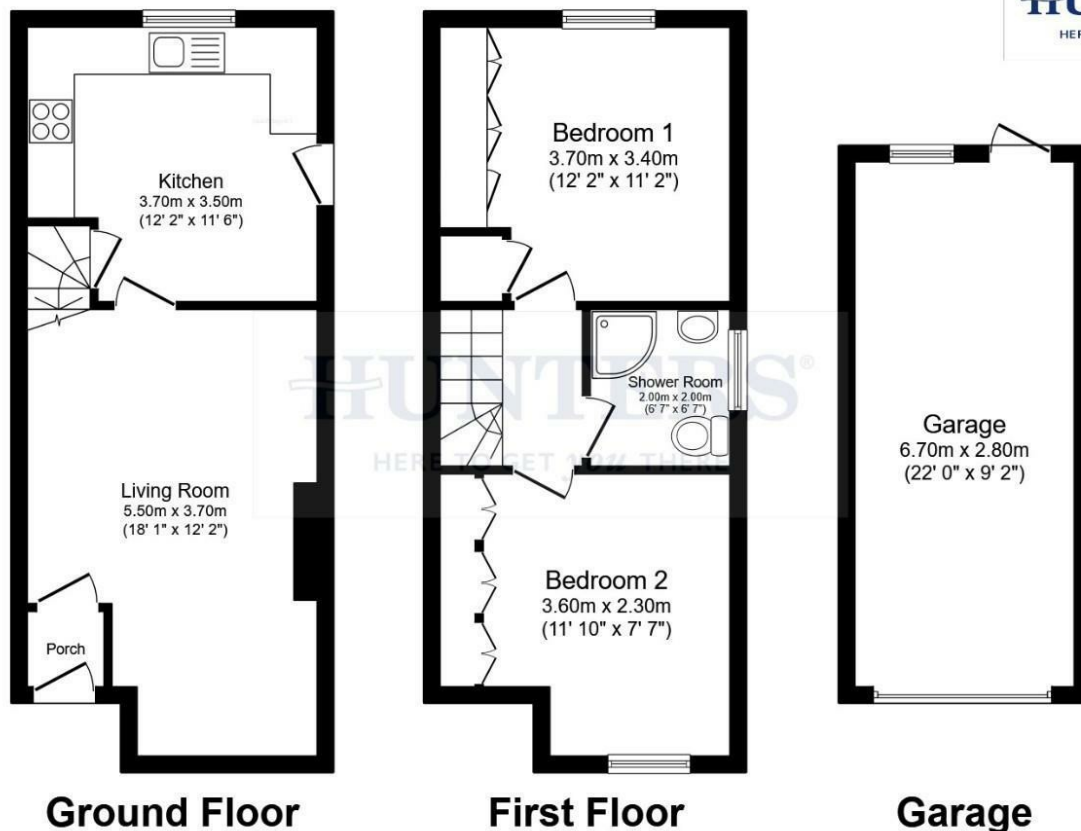
The property opens with a welcoming hallway leading into a bright and spacious lounge and dining area. To the rear, a newly fitted kitchen/breakfast room showcases a stylish range of shaker-style units in soft grey, complemented by granite-effect worktops, integrated appliances, and space for dining — ideal for both everyday living and entertaining.

Upstairs, two generous double bedrooms benefit from fitted wardrobes and contemporary wall panelling, adding a touch of sophistication. A modern family shower room completes the accommodation, featuring a walk-in shower, WC, and wash basin.

Externally, the home offers a lawned front garden set back from the lane, while the rear boasts a private enclosed garden with patio seating and lawn. A single garage and driveway provide valuable off-street parking.

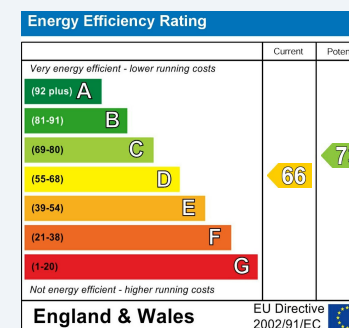






ENERGY PERFORMANCE CERTIFICATE

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.

Total floor area 85.1 sq.m. (916 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com <https://www.hunters.com>

