



**Askham Lane, York, North Yorkshire, YO24 3HH**

**£415,000**

An attractive and extended 5 bed family home with good sized gardens.  
Desirable area. Off street parking.

**Dales & Shires**  
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES



## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this attractive and spacious 5 bed family home. Offering a versatile, extended layout along with excellent enclosed gardens. Situated in this desirable, established and convenient location. Features include: Tasteful decoration, good sized rooms, log burner, plentiful natural daylight, front and rear bay windows, gas central heating and PVCu double glazing. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, space, layout, gardens and value.

## PROPERTY SUMMARY

The accommodation includes a lounge & dining room, breakfast kitchen, downstairs shower room and versatile playroom/study/occasional bedroom. The first floor offers 5 bedrooms and family bathroom. Externally there is a front garden, front driveway and a good sized rear garden.

## LOCATION

This established and desirable location enjoys a leafy setting, with deep grass verges and tree lined streets. There are plentiful local amenities, schools, shops, supermarkets and recreational facilities. There is also easy access into the famous and historic centre of York, which provides an extensive further choice of shops, restaurants, bars and tourist attractions. There are excellent local and regular bus services, and from York railway station there are regular and fast trains connecting York to London, Leeds, Harrogate, Manchester, Newcastle, Edinburgh and the East Coast. The A1, M1 and M62 are also nearby, making this area ideal for commuting and accessing the beautiful surrounding countryside. With the North York Moors, Yorkshire Dales, Yorkshire Wolds and East Coast all within easy reach, this is an ideal base for days out and exploring.

## DIRECTIONS

Sat Nav location: YO24 3HH.

## GROUND FLOOR

Entrance hallway with cupboard housing the Worcester Bosch combi boiler.

**Lounge** 12' 1" x 12' 0" (3.68m x 3.65m) into bay. Feature fireplace with log burner. Front bay window. Open plan into:

**Dining Room** 12' 5" x 11' 10" (3.78m x 3.60m)  
Ample formal dining area with rear bay and French doors onto the gardens.

**Breakfast Kitchen** 15' 4" x 7' 10" (4.67m x 2.39m)  
max plus bay.  
Fitted kitchen with an attractive outlook over the gardens. Space for a breakfast table, sofa or sideboard. Additional rear door to the gardens.

**Playroom / Office / Occasional Bedroom** 10' 0" x 6' 11" (3.05m x 2.11m)  
A versatile space, with French doors onto the driveway. Ideal as an office or potentially as a bedroom for a dependent relative.

**Shower Room**  
Fitted shower suite.



## FIRST FLOOR

Central landing.

**Bedroom One** 14' 2" x 11' 1" (4.31m x 3.38m) into bay.

Double bedroom with front bay window and fitted wardrobes.

**Bedroom Two** 13' 5" x 10' 11" (4.09m x 3.32m) into bay.

Double bedroom with rear bay window.

**Bedroom Three** 12' 1" x 7' 0" (3.68m x 2.13m)

Front window.

**Bedroom Four** 10' 9" x 6' 11" (3.27m x 2.11m) max.

Rear window.

**Bedroom Five** 8' 6" x 7' 5" (2.59m x 2.26m)

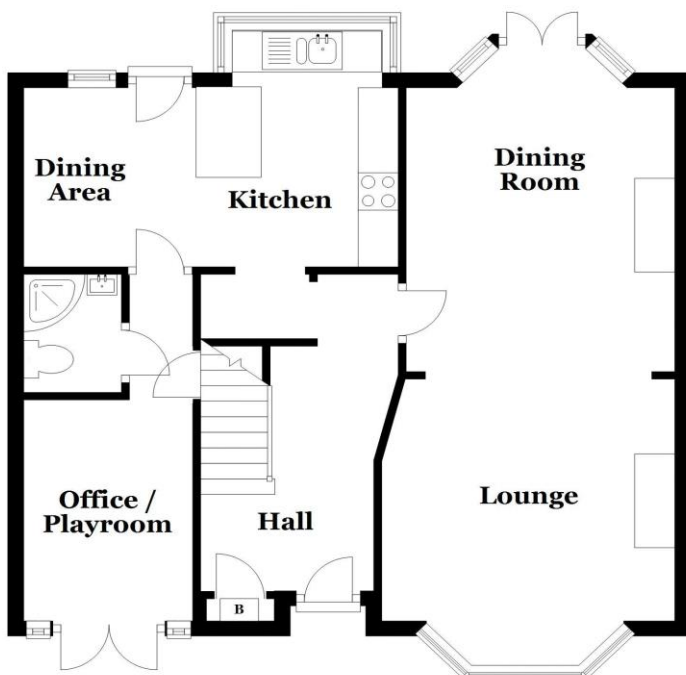
Overstairs bulkhead cupboard. Front window.

**Bathroom** 7' 10" x 7' 3" (2.39m x 2.21m)

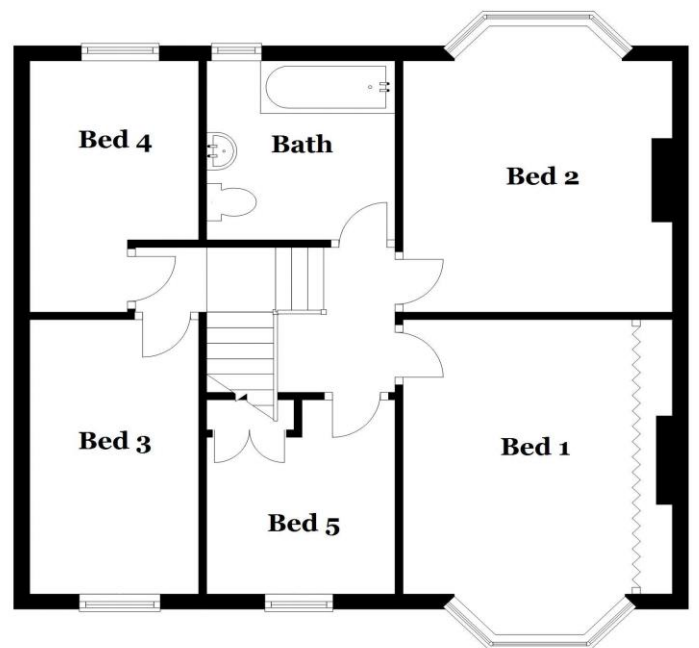
Fitted bath suite with mixer shower over the bath.



Ground Floor



First Floor







## OUTSIDE

Good sized front gardens, including a driveway with off street parking for 2 cars. The rear gardens are generously sized and enclosed, making them ideal for families and pets. There are paved seating areas, a summer house and an area at the end of the garden with raised beds and fruit trees.

The brick built former single garage provides great garden storage and offers further potential to adapt/convert into a garden office, workshop or gym etc.

## PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit [www.dalesandshires.com](http://www.dalesandshires.com) for full details.

## Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

**Tenure:** Freehold.

**Council Tax Band:** D.

These details were prepared / amended on: 23/02/2024



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
|   |          | 71                      | 81        |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

### AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. 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, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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**Phone:** 01423 20 60 60  
**E-Mail:** [sales@dalesandshires.com](mailto:sales@dalesandshires.com)  
**Web:** [www.dalesandshires.com](http://www.dalesandshires.com)  
**Office:** Windsor House, Cornwall Road, Harrogate, HG1 1LE

