



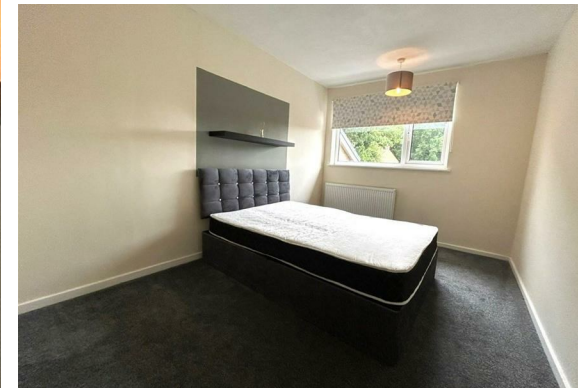
10 Ashbourne Way

York, YO24 2SW

Guide Price £400,000

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NO ONWARD CHAIN! AN IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME OFFERING SPACIOUS LIVING ACCOMMODATION IN EXCELLENT CONDITION. Located to the West of York in the popular location of Woodthorpe, close to the A64 and with easy access into the city centre. Perfectly positioned for commuters as well as being within the catchment for well regarded schools, local shops and amenities making this a popular choice for the discerning home owner. The internal accommodation begins with an entrance vestibule leading into a generous sitting room, office/study, downstairs WC, well proportioned kitchen with a range of modern base and wall mounted units, good size family/dining room with many potential uses, downstairs wet room, first floor landing with four double bedrooms and a four piece family bathroom. To the outside is a gravelled front garden providing ample off street parking whilst to the rear is low maintenance fully enclosed rear garden. An internal viewing is recommended.



Entrance Vestibule

Entrance door, radiator. Laminate flooring.

Sitting Room

Window to front, radiator, TV point, power points. Laminate flooring.

Office/Study

Window to front, radiator, power points. Laminate flooring.

Cloaks/WC

Pedestal wash hand basin, low level WC. Laminate flooring.

Breakfast Kitchen

Window to rear, excellent range of base and wall mounted units, tiled splash backs, plumbing for automatic washing machine, integrated fridge/freezer and dishwasher, single sink with mixer tap, radiator, power points. Laminate flooring.





Family/Dining Room

French doors to rear garden, coving to ceiling, panelling to walls, radiator, power points. Carpet.

Wet Room

Shower tray with shower over, pedestal wash hand basin, low level WC, fully tiled walls. Laminate flooring.

First Floor Landing

Window to side, radiator, storage cupboard. Carpet.

Bedroom 1

Window to front, radiator, power points. Carpet.

Bedroom 2

Window to front, radiator, power points. Carpet.

Bedroom 3

Window to side, radiator, power points. Carpet.

Bedroom 4

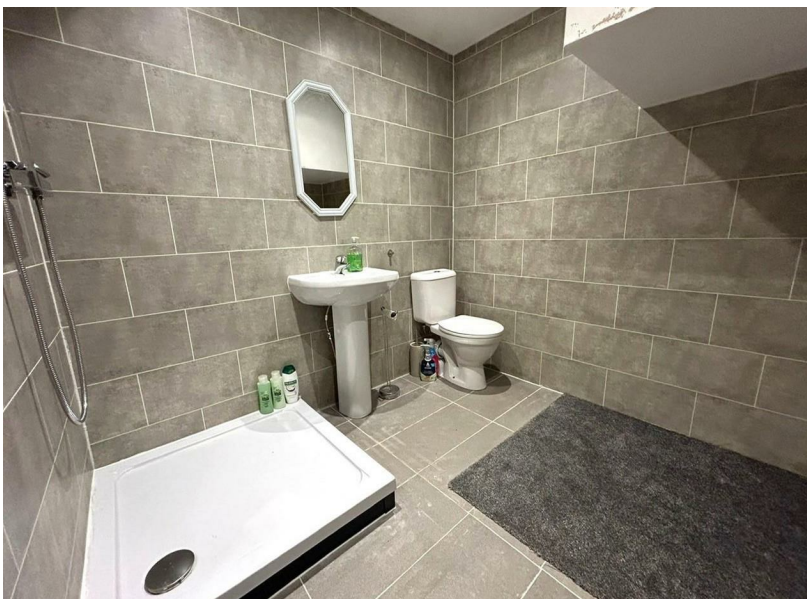
Window to rear, radiator, power points. Carpet.

Bathroom

Window to rear, corner bath, walk-in shower, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls. Laminate flooring.

Outside

Fully enclosed low maintenance garden to rear with patio seating area.



FLOOR PLAN

10 Ashbourne Way, York
 Approximate Gross Internal Area
 138 Sq M / 1486 Sq Ft



Ground Floor

First Floor

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.

LOCATION



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	63	
(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	

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