

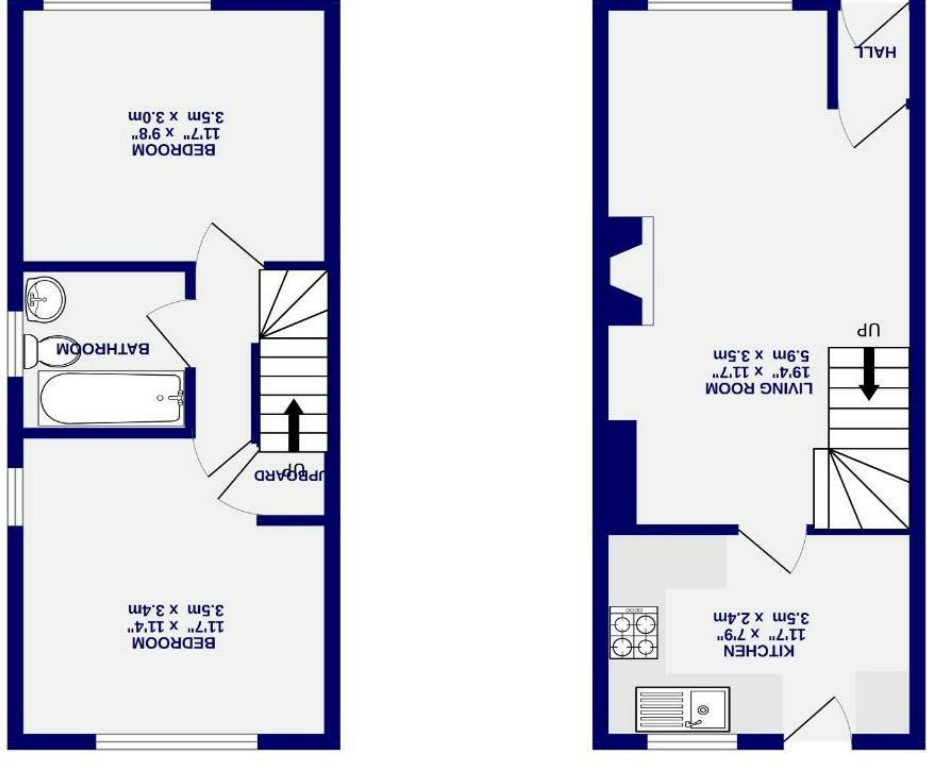
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 Ashtons 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.

TOTAL FLOOR AREA: 616 sq. ft. (57.2 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures, measurements of rooms and other areas the agreement is limited to the accuracy of the figures, measurements of rooms and other areas and no responsibility is taken for any error, omission or mis-statement. The floor plan is illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection and appliances shown have not been tested and no guarantee is given as to their operation.  
 EPC: C

- EPC - C
- Ideal First Home
- Ready To Move Into
- Immaculately Maintained
- Ample Driveway Parking
- Sought After Residential Area
- Two Double Bedrooms
- Modern Town House

Freehold  
 Council Tax Band - B

# Orrin Close Woodthorpe, York YO24 2RA



GROUND FLOOR 304 sq. ft. (28.2 sq. m.) approx.  
 1ST FLOOR 313 sq. ft. (29.1 sq. m.) approx.



Orrin Close  
Woodthorpe, York  
YO24 2RA

£245,000



Located within the popular residential area of Woodthorpe, which is positioned to the west of York, is this lovely two bedroom end townhouse property with off street parking. Immaculately maintained by the current owners, this property could make a perfect starter home as it is ready to move into. Woodthorpe offers range of local amenities including a variety of shops, eateries, bus connections to York City centre and schools.

Internally, the property offers an entrance hall which leads into the living area. With a large window to the front of the property, natural light floods through throughout the day making this a bright and airy space, and the room itself offers enough space for plenty of furniture. At the rear of the property is the fitted kitchen area which offers an array of modern wall and base units, allowing for plenty of storage, along with some integrated appliances.

Upstairs are two double bedrooms and a contemporary three-piece bathroom with a shower over bath.

Set on a generous plot, this property offers an enclosed garden to the rear, which mainly comprises of patio in addition to flower bed areas and a turf area in the middle. Driveway parking is situated to the front and side of the property, allowing for parking for multiple vehicles. Please note that the garage is not included within the plot.

In summary, a wonderful starter home, located in one of York's most popular residential areas, early viewing is highly recommended.

Council Tax Band- B

