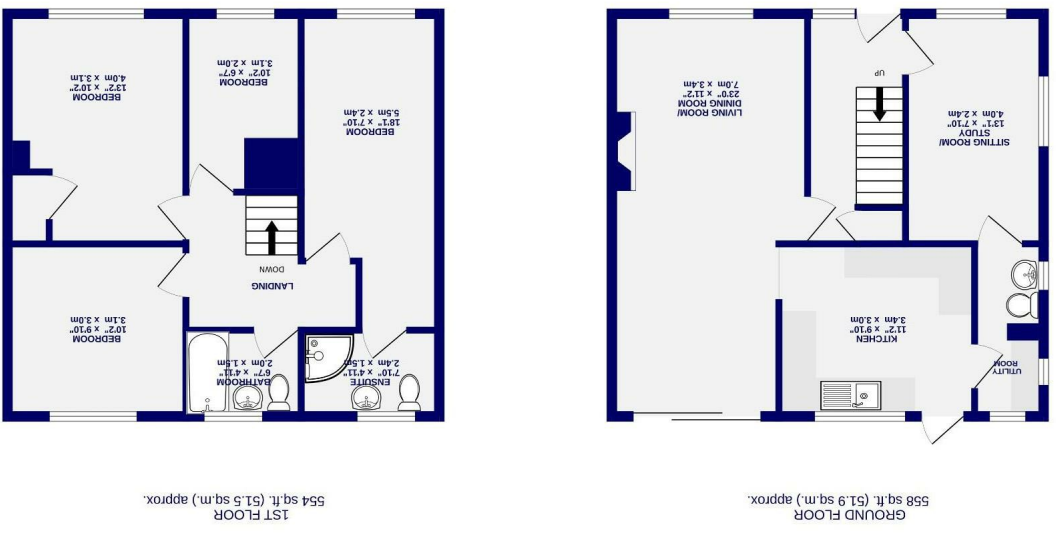


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- Freehold
- Council Tax Band - C
- Semi Detached Home
- Four / Five Bedrooms
- Master Bedroom With Ensuite
- W.C & Utility Room
- Generous Plot
- Sought After Residential Area
- Well Presented Throughout
- EPC - C

Foxton
Woodthorpe, York
YO24 2SP



TOTAL FLOOR AREA: 1113 sq. ft. (103.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the above, measurements of rooms and any other areas are approximate. It is advised that prospective purchasers should verify the accuracy of the above measurements by their own means. The floor area and no responsibility is taken for any errors or omissions. The floor area and no responsibility is taken for any errors or omissions. The floor area and no responsibility is taken for any errors or omissions.

GROUND FLOOR
558 sq. ft. (51.9 sq.m.) approx.

FIRST FLOOR
554 sq. ft. (51.5 sq.m.) approx.



Foxton
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£350,000



A beautifully presented and spacious four / five bedroom semi detached house, set on a generous corner plot on this quiet cul de sac. Located in the sought after suburb of Woodthorpe with easy access to local amenities, primary school and York outer ring road, this lovely property is sure to be popular to a range of buyers.

Internally the property offers an entrance hall which leads into the open plan reception area to the right. Boasting a large window to the front and patio doors to the rear, this room is bathed in natural light throughout the day. Next door is the spacious kitchen which benefits from an array of wall and base units, allowing for plenty of storage. Conveniently there is a utility room and w.c off this space. Offering the possibility for a ground floor bedroom, the study is located off the hallway and enjoys sunlight through the large windows across two aspects.

To the first floor are four very good sized bedrooms, with the master bedroom enjoying a shower ensuite, a modernised family bathroom and boarded loft with ladder access.

Externally to the rear is an enclosed landscaped garden with two patio areas to capture sunlight throughout the day. Due to its position on the cul de sac, the property benefits from a wider than average plot which allows for plenty of storage space. To the front is driveway parking and another garden.

An internal viewing is recommended to fully appreciate the size, condition and location on offer.

Council Tax Band- C

