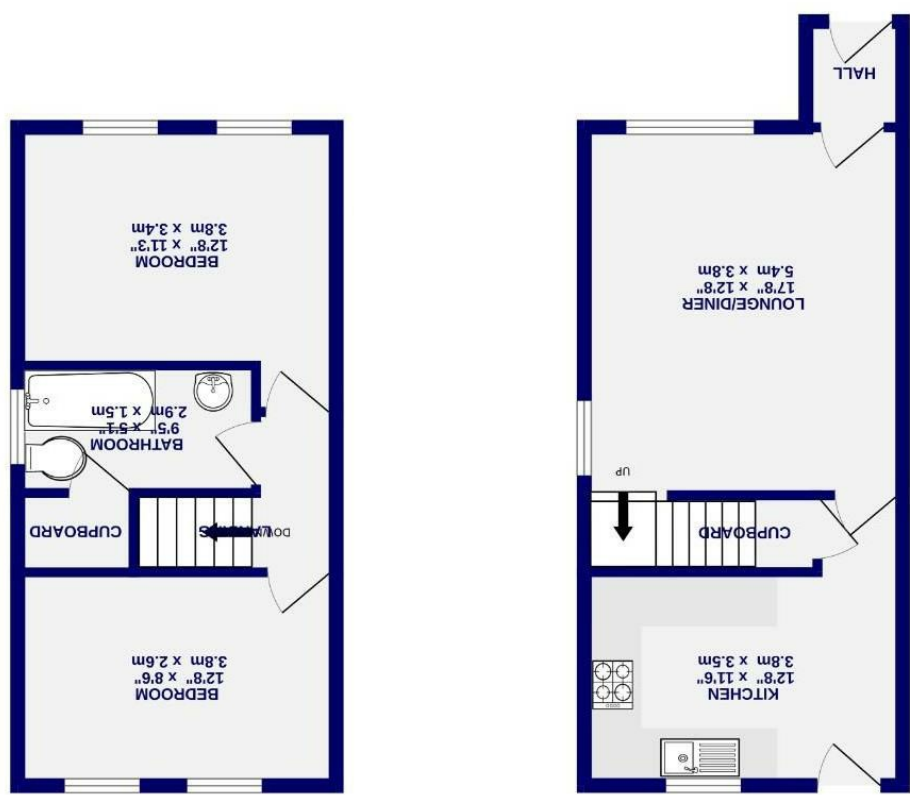


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Notes: Any alterations made to the property since the date of the original plan should be noted on the plan. The plan is for information only and does not constitute an offer of a contract. The plan is for information only and does not constitute an offer of a contract. The plan is for information only and does not constitute an offer of a contract. The plan is for information only and does not constitute an offer of a contract.



1ST FLOOR 330 sq ft. (30.6 sq.m.) approx.

GROUND FLOOR 346 sq ft. (32.1 sq.m.) approx.

Handley Close, York, YO30 4YD

Freehold
Council Tax Band - C

- Close To A Wide Range Of Local Amenities
- Modern Development
- Quiet Cul De Sac Location
- Semi Detached House
- Two Car Drive & Gardens
- Two Double Bedrooms
- Ideal First Home
- EPC- D



Handley Close

, York

YO30 4YD

£250,000



This stylish contemporary home is situated north of York in a highly sought-after residential area. Tucked away in the quiet cul-de-sac of Handley Close, this property boasts a backdrop of trees and greenery, offering a great amount of privacy for the area. Its prime location ensures convenient access to the city centre and various commuter routes.

Well maintained by the current owners, this home offers a wonderful interior benefitting from an abundance of natural light. Perfectly suited for first-time buyers, small families, and those seeking a low-maintenance lifestyle, this property is not to be missed.

The layout comprises an entrance hall leading to a generously proportioned reception room and a modern kitchen which is equipped with a range of wall and base units, modern work surfaces and contemporary splash back.

Upstairs, are two double bedrooms and a well-appointed house bathroom.

Nestled within a generously sized plot, the property boasts ample driveway parking, and a rear garden designed for easy upkeep. The predominantly AstroTurf space, the garden also features a patio area and a timber shed, all enclosed by fence boundaries, offering a private outdoor retreat.

Council Tax Band - C

