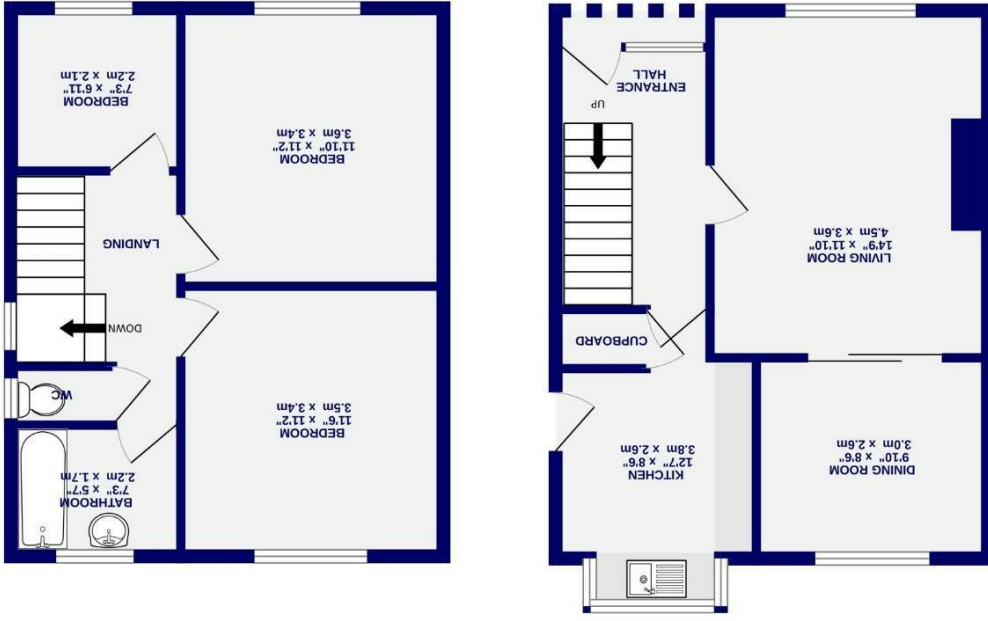


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

# Crossways, York, YO10 5HT

Freehold  
Council Tax Band - C

- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen
- Gardens & Garage
- Gas CH & PVC Double Glazing
- EPC- D



1ST FLOOR  
428 sq. ft. (39.8 sq. m.) approx.

GROUND FLOOR  
433 sq. ft. (40.2 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and area and other items are approximate. It is advised that the purchaser will take part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation. Made with Metropix 2022A



Crossways  
, York  
YO10 5HT

£290,000

 3  1

Located to the east of York, in the sought-after residential area of Badger Hill, and close to the University of York, this three-bedroom semi-detached home is sure to attract attention. Within walking distance of Archbishop Holgate's School and a variety of local amenities, including shops and cafes, as well as offering convenient commuter links to York city centre, this property is ideal for a range of buyers seeking a wonderful family residence to make their own.

The property is in a fairly original condition and would benefit from some modernisation and improvements.

Offered with no onward chain, viewing is essential.

Council Tax Band- C

