TOTAL FLOOR AREA: 1342 sq.ft. (124.6 sq.m.)

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property on behalf of the vendor.

atstements 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 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 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

- Ebc D
- Garden Room With Hot Tub
 - · Driveway & Garage

 - Side & Rear Extension
 - Two Bathrooms
 - Three Double Bedrooms
 - Semi Detached House

Council Tax Band - D Freehold

ALL IEOY , York





GROUND FLOOR 805 sq.ft. (74.7 sq.m.) approx.



Galtres Road , York YO31 1JR

Offers In The Region Of



3



This spacious three bedroom semi detached house, located in a highly regarded residential area, boasts a long lawned rear garden and easy access to local schools, amenities, and the A64 for commuting to York City Centre.

The property offers tastefully presented living spaces including an extended dining kitchen with central island and a double storey side extension creating a large master bedroom with ensuite shower room.

Inside, the impressive entrance hall leads to a lounge with a bay window, a separate dining room with French doors opening to the rear garden and an extended kitchen dining room with central island.

To the first floor the landing leads to three double-sized bedrooms, one with an ensuite shower room/WC, and a modern bathroom with a separate walk-in shower, along with a separate WC.

Externally, a front garden with a driveway leading to an integral garage, with a large rear garden with an outbuilding with integral hot tub.

Council Tax Band- D



















