snoths

property on behalf of the vendor.

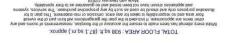
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particulars montance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EbC-D
- Driveway & Garage
- Large Rear Gardens
 - Kitchen
- Through Lounge/ Dining Room
 - 3 Bedrooms
- Traditional Semi Detached House

Freehold Council Tax Band - C

1056 5JG

Sitwell Grove, York





GROUND FLOOR 468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR 470 sq.ft. (43.6 sq.m.) approx



Sitwell Grove , York YO26 5JG

£325,000



3



Situated in this quiet cul de sac location, this traditional semi detached house offers three bedroom family living accommodation at a most realistic price.

The property has been well maintained by the present owners although is now ready for the next owner to put their own stamp on to take full advantage of the position. The added benefit of this property is the fantastic rear garden, given the size of the garden a rear extension to the property would not have a huge impact on the useable space, subject to usual planning permissions being granted.

Council Tax Band- C

















