snoths

property on behalf of the vendor.

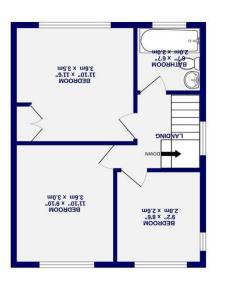
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particulars montance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 representants or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the astatements contestness of each of the

- EbC D
- Ideal Family Home
- J.W rool7 bnuor2 •
- Garage & Driveway
- Beautifully Presented Garden
 - Two Reception Rooms
 - Three Bedrooms
 - Semi Detached House

Freehold Council Tax Band - C

YOS4 3JE , York Tedder Road

hills (every attempt has been made to ensure the account and application of the property of th





1ST FLOOR 428 sq.ft. (39.7 sq.m.) approx

GROUND FLOOR 495 sq.ft. (46.0 sq.m.) approx.



Tedder Road , York YO24 3JE

£325,000



3



Located in this popular residential area, positioned to the west of York, is this spacious three bedroom semi detached home set on a generous plot. Well maintained throughout, this property could make a wonderful family home as it has the potential for further extensions (subject to relevant planning permissions). Tedder Road is conveniently placed for easy access to a range of local amenities, schools and commuter links to York city centre.

Internally the property offers an entrance hallway which leads into the reception room to the right. Enjoying a large window to the front, this room is bathed in natural light throughout the day. To the rear of the property is the bright and airy kitchen which offers an array of wall and base units, dark worktops and space for freestanding appliances. The ground floor accommodation is completed by a convenient w.c, understairs cupboard and second reception room with large patio doors looking out to the garden.

On the first floor are three well proportioned bedrooms and a well presented house bathroom.

Externally is a detached garage with power and driveway parking to the side and front of the property. Beautifully floor tiles create a wonderful patio space, which is partly covered for shaded seating. The rest of the rear gardens consists of lawn and flower bed areas, hedge and fence boundaries and a second seating area. To the front is another garden as the property is set back from the road.

Sure to be popular in such a sought after area, early viewing is highly recommended.

Council Tax Band: C



















