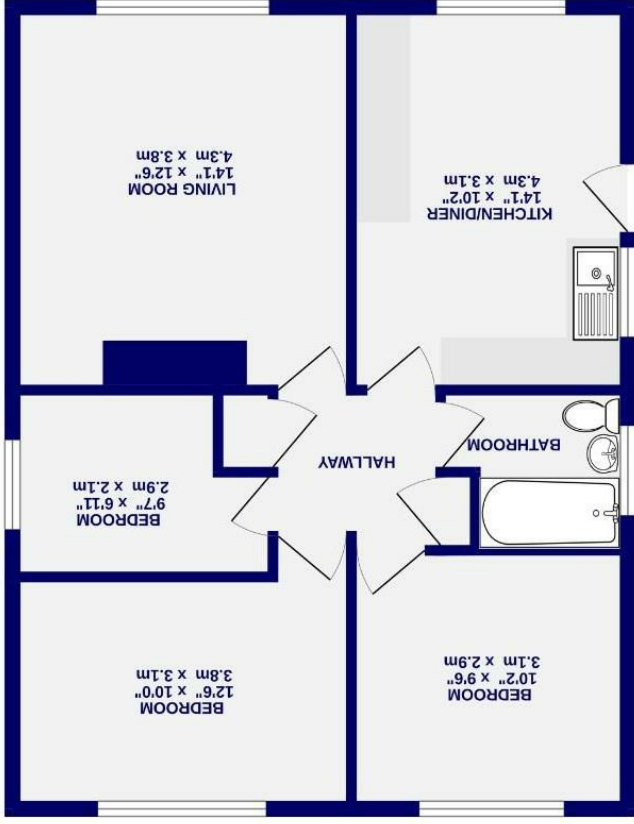


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and the floor area are approximate. It should be noted that the floorplan is not drawn to scale and is for guidance only. It should not be used as a guide for any purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Measurements should be taken as a guide only and are not precise. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Measurements should be taken as a guide only and are not precise. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation.



GROUND FLOOR  
659 sq.ft. (61.3 sq.m.) approx.

- EPC D
- No Onward Chain
- Sought After Location
- Garage and Driveway
- Three Bedrooms
- In Need Of Cosmetic Updating
- Detached Bungalow

Freehold  
Council Tax Band - C

# Elmpark Way , York YO31 1DX





Elmpark Way  
, York  
YO31 1DX

£290,000



A three bedroom detached bungalow on a significant plot, located on the very sought after Elmpark Way, just off Woodlands Grove.

The property has been lovingly maintained by the current owners for many years but is now in need of some modernisation throughout.

To the front of the property is a large dining kitchen and a separate lounge with feature fireplace. To the rear are three good size bedrooms and a family bathroom.

Externally the property has a front garden and a gated driveway. To the rear is an approximately seventy foot rear garden and a detached garage.

Offered with no onward chain this property is likely to be popular.

Council Tax Band- C

