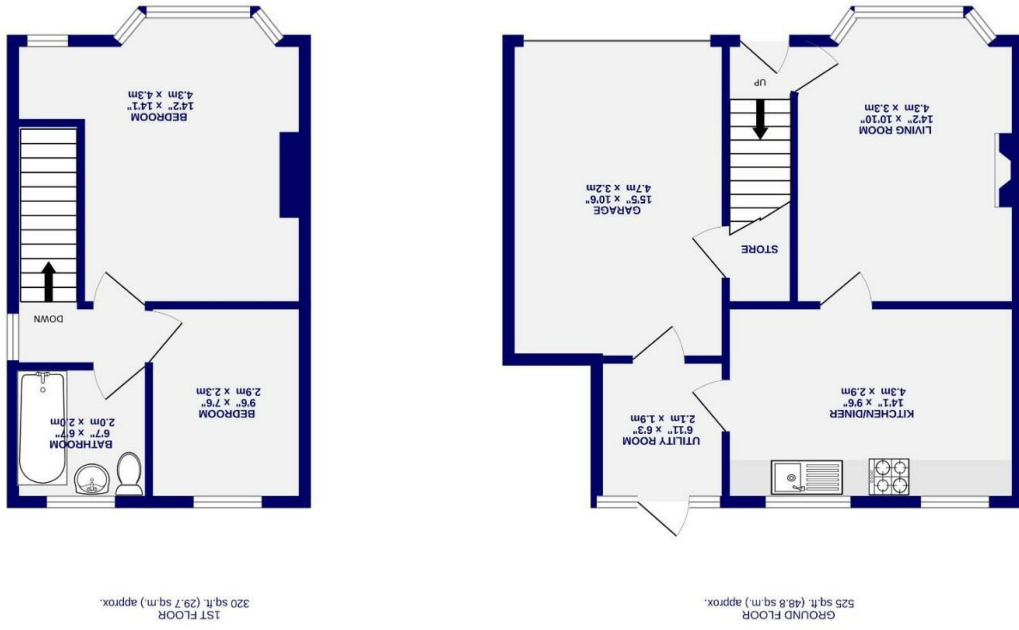


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EPC - D
- No Onward Chain
- Front & Rear Gardens
- Driveway & Garage
- Kitchen/Diner
- Two Bedrooms
- Semi Detached House

Freehold
Council Tax Band - B

Reighton Avenue
, York
YO30 5QW



TOTAL FLOOR AREA: 845 sq. ft. (78.5 sq. m.) approx.
 While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas and dimensions, it is included in part of the overall floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Any discrepancies between the floor plans and the actual property should be noted by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation.
 Made with Metropac 0224



Reighton Avenue
, York
YO30 5QW

£295,000



Located in the popular residential area of Rawcliffe, is this spacious two bedroom semi detached home with the added benefit of a garage and driveway. Reighton Avenue is conveniently placed for access to a range of local amenities including shops, eateries, supermarkets and regular commuter links to York city centre. Offered with no onward chain, this property is expected to be popular on the open market.

Internally the property offers an entrance hall, which leads into a living room which benefits from a large bay window allowing plenty of light to come through. Set to the rear is the kitchen diner which offers a range of wall and base units, with a utility room next door. On the first floor are two well proportioned bedrooms and a three piece bathroom.

Externally are front and rear gardens, driveway parking and a detached garage.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band- B

