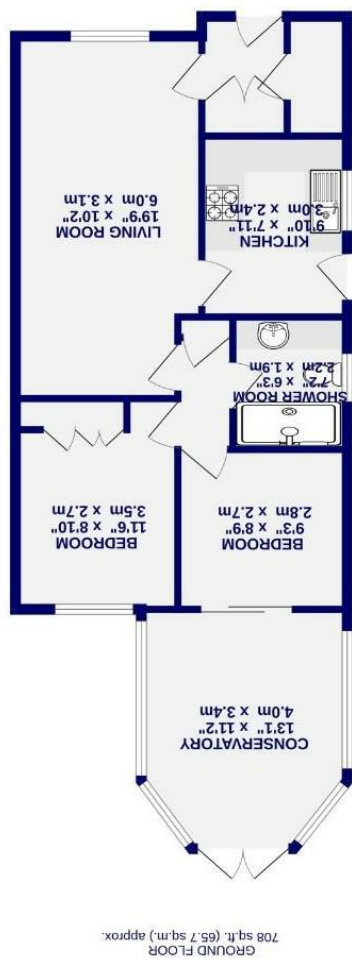


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

TOTAL FLOOR AREA: 708 sq ft (65.7 sq m) approx.
 All measurements are taken from the face of the walls and are approximate.
 The floor area is measured in accordance with the Royal Institution of Chartered Surveyors (RICS) rules.
 The floor area does not include the area of the driveway, conservatory, porch, or any other external areas.
 The floor area does not include the area of the garden, lawn, or any other external areas.
 The floor area does not include the area of the roof, or any other external areas.
 The floor area does not include the area of the driveway, conservatory, porch, or any other external areas.



- Modern Semi Detached Bungalow
- Two Bedrooms
- Conservatory
- Large Mature Gardens
- Driveway & Potential Garage Space
- Sought After Location
- EPC - D

Whitton Place
 , York
 YO10 3BJ
 Freehold
 Council Tax Band - B



Whitton Place

, York
YO10 3BJ

Offers In The Region Of
£260 000

 2  1

Situated in this quiet cul de sac location, handy for a range of shops and local amenities, this two bedroom semi detached bungalow is offered with no onward chain.

Internally, the property briefly comprises; a convenient porch with a storage cupboard leading to the large living room. From here is the kitchen with access to the driveway. The hallway leads to the shower room with the two bedrooms at the rear, one with built in wardrobes.

The property sits on a fantastic plot, with mature gardens to three sides and benefiting from the addition of a conservatory to the rear. There is a driveway to the side of the property allowing parking for two cars as well as a secluded mature patio area that could have a variety of uses.

The property has been well cared for over the years and is an ideal retirement property or first time buy.

Council Tax Band - B

