

property on behalf of the vendor.

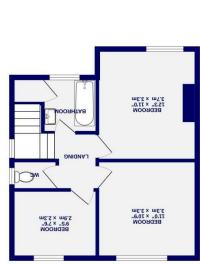
atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the steas, measurements, floor plans or distances referred 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 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

- EbC D
- Garage & Off Street Parking
  - Large Kitchen
  - Two Reception Rooms
- Tamily Bathroom & Separate WC
  - Three Bedrooms
  - No Onward Chain
- Sought After Location of Heslington

O - bned xeT lionuoO Freehold

**JOJO PEL** Heslington, York The Crescent







## The Crescent Heslington, York YO10 5EF

£425,000



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A fantastic opportunity for a family to purchase in the desirable location of Heslington, this three bedroom semi detached home is sure to be highly sought after with its development potential.

Entrance to the property is via the side of the house, leading directly past the downstairs toilet and storage cupboards and into the kitchen. The kitchen has been extended to the rear of the property to create a larger than normal space perfect for a family which also lead through into the formal dining room. The layout would work perfectly as is or offers the opportunity to open up the rear of the house and create a much desired kitchen/diner overlooking the garden.

There is a spacious lounge to the front of the property with a bay window allowing in plenty of light and a feature fireplace creating a focal point to the room.

To the first floor you have three good sized bedrooms, all capable of fitting a double bed along with the family bathroom with shower over bath and a separate toilet.

Externally the property has a well-stocked front garden and driveway leading down the side to the car port and detached garage. To the rear is a low maintenance garden, mainly laid out with pebbles.

Viewing of this property is highly recommended to truly appreciate the opportunity this property has to offer.

EPC - tbc



















