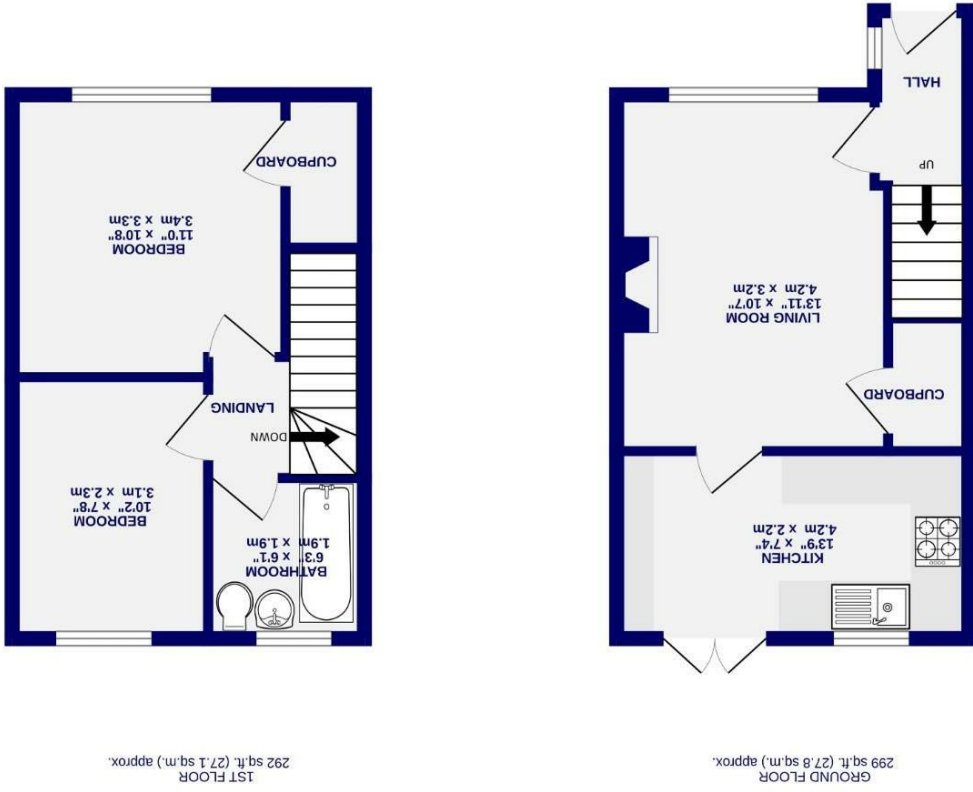


These particulars have been prepared as accurately as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, 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 - C
- A Range Of Local Amenities
- Front & Rear Gardens
- Driveway Parking & Garage
- Modern Kitchen
- Two Double Bedrooms
- Semi Detached House

Freehold
Council Tax Band - B

Ebsay Drive
Clifton Moor, York
YO30 4XR



TOTAL FLOOR AREA: 591 sq. ft. (54.5 sq. m.) approx.
Where every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and other areas are approximate. It should be noted that the accuracy of the floor plan is dependent on the original floor plan and no responsibility is taken for any errors contained on this plan. The plan is for information only and should not be used for any other purpose. The vendor, Ashtons, and its agents, have not been measured and no guarantee as to their accuracy. Measurements are given in feet and inches and metric equivalents are given in brackets. The plan is for information only and should not be used for any other purpose. The vendor, Ashtons, and its agents, have not been measured and no guarantee as to their accuracy.

1ST FLOOR
292 sq. ft. (27.1 sq. m.) approx.



Ebsay Drive
Clifton Moor, York
YO30 4XR

£260,000



A modern two bedroom semi-detached house set on a large plot, located in a popular residential area close to a variety of local amenities.

Situated on Ebsay Drive in Clifton Moor, this quiet development offers convenient access to both York city centre and the outer ring road. The area is renowned for its wide range of amenities, including a cinema, supermarket, restaurants, and shops. Additionally, the highly regarded Lakeside Primary School is within easy reach, making it an ideal location for families.

The property has been well maintained by the current owners. Upon entering, the front hallway leads into a cosy and bright lounge, featuring a large window and a charming feature fireplace. To the rear, a modern kitchen/breakfast room boasts white shaker-style units, wood-effect worktops, and a metro-tiled splashback. French doors open out onto the garden, enhancing the sense of space and light. The kitchen is also equipped with a range of integrated appliances.

Upstairs, there are two double bedrooms, both well proportioned, along with a family bathroom featuring a three-piece suite and shower over bath.

Externally, the home benefits from a front garden and driveway, offering parking and curb appeal. The east-facing rear garden includes a lawn, patio area, and a detached garage providing additional storage space.

Council Tax Band - B

