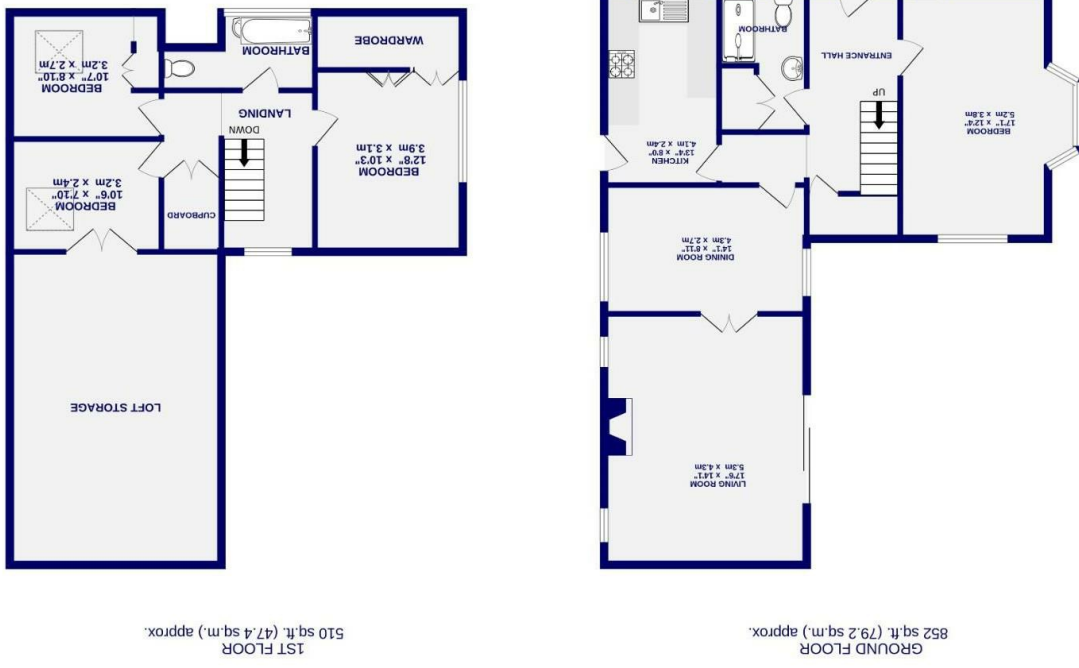


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Chalfonts Tadcaster Road, York YO24 1EX

Freehold
Council Tax Band - F

- Detached House
- Three / Four Bedrooms
- Wrap Round Gardens
- Sought After & Quiet Cul-De-Sac
- Garage & Driveway
- Beautifully Presented Throughout
- Expected To Be Popular
- EPC - C



TOTAL FLOOR AREA: 1362 sq ft (126.6 sq m.) approx.
 Measurements are taken to the internal face of walls, doors and windows. The area of any balcony or terrace is taken as only 50% of the area. The area of any garden or driveway is taken as 50% of the area. The area of any driveway and any other area not shown on the plan is taken as 50% of the area. The area of any driveway and any other area not shown on the plan is taken as 50% of the area. The area of any driveway and any other area not shown on the plan is taken as 50% of the area.



Chalfonts

Tadcaster Road, York
YO24 1EX

£675,000



Set on this highly popular, and quiet, cul-de-sac, situated just off Tadcaster Road, is this beautifully presented three / four bedroom detached property. Sitting at the head of the cul-de-sac, Chalfonts benefits from the range of amenities that Tadcaster Road has to offer with the addition of regular commuter links to York City Centre, and the picturesque walks across York Knavesmire, Hob Moor, and Little Hob Moor.

Immaculately presented throughout, this property offers a spacious entrance hall with the main two reception rooms set to the back of the property. Bright and airy due to windows across multiple aspects and expansive patio doors out to the garden, these rooms are bathed in natural light throughout the day. The kitchen is across the hall and offers an array of wall and base units, plenty of worktop space and a range of appliances. The third reception room, and potential bedroom, is set towards the front door and benefits from a bay window that creates extra space and also overlooks the rear garden.

On the first floor are three well proportioned bedrooms, with the master bedroom offering plenty of space and a range of integrated storage including wardrobes and bedside cabinets. The internal accommodation is completed by the family bathroom on the first floor, and the shower room on the ground floor.

Set on a wonderful plot with wrap around gardens, this plot has been meticulously landscaped and offers luscious lawn, varied patio spaces, and a variety of flowerbeds. For storage there is a summer house, and additionally there is a single garage with power and a driveway to the front.

In summary a fantastic property set within a popular and quiet cul-de-sac just of Tadcaster Road. Properties such as this rarely come to market, so a viewing is highly recommended.

Council Tax Band - F

