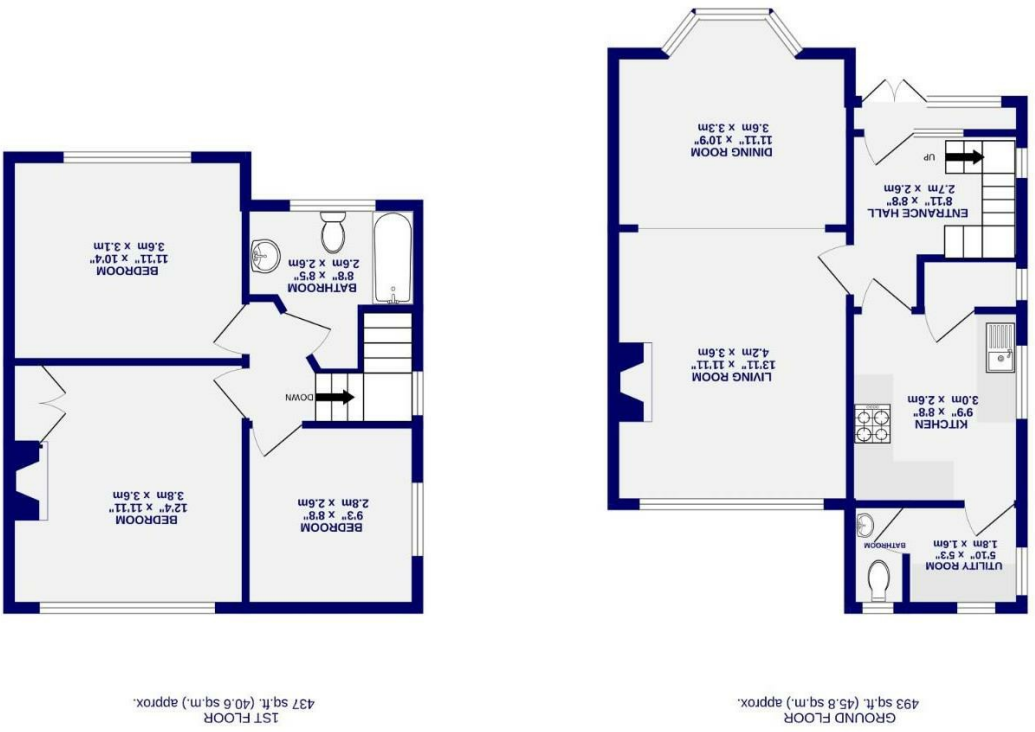


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Tostig Avenue, York, YO26 5QF

Freehold
Council Tax Band - B

- Offered With No Onward Chain
- Semi Detached House
- Driveway, Front & Rear Garden
- Wood Burning Stove
- Modernised Throughout
- Open Plan Living/ Dining Room
- Modern Kitchen
- EPC D



TOTAL FLOOR AREA: 930 sq ft (86.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to take the measurements on site prior to the purchase.
 Floor area and responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only and is not to be relied upon.
 Builders' work shown may not be used and no guarantee is given as to their quality.
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Tostig Avenue
, York
YO26 5QF

£280,000

 3  1

A beautifully modernised three-bedroom period semi-detached house, ready to move into and offered with no onward chain.

Situated in the highly sought-after residential area of Acomb, the property is just a short walk from Front Street, where you'll find a variety of local amenities, including shops, cafes, restaurants, supermarkets, and pubs. The location also provides excellent access to York city centre and easy connections to Leeds via the outer ring road.

The accommodation briefly comprises a welcoming front entrance hallway and porch, offering additional storage space. This leads to a bright, dual-aspect open-plan lounge/dining room, featuring a log-burning stove in the rear lounge and a bay window in the front dining area, which floods the space with natural light. The modern kitchen boasts stylish white shaker units with chrome handles, wood-effect worktops, and a metro tile splashback, along with a range of integrated appliances. Completing the ground floor is a useful under-stairs pantry, utility room, and separate W.C.

Upstairs, the first floor offers three double bedrooms and a modern three-piece family bathroom.

Externally, there is a front garden with a driveway, with the added benefit of an EV charging point and to the rear, a northeast-facing garden provides a peaceful outdoor area and ample space for any potential extensions (Subject to the relevant planning permissions).

Council Tax Band - B

