

## YO24 2SW Woodthorpe, York Ashbourne Way

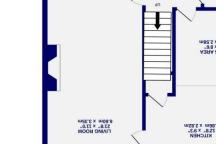
Freehold Council Tax Band - D

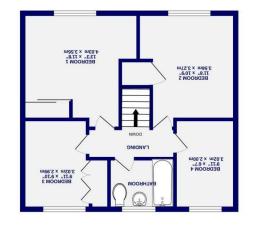
- Detached Home
- Four Bedrooms
- · Private Garden
- Located On A roll
- · Popular & Convenient
- noiteool
- Ebc D

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 articular point which is of particular importance to you, please sequenced to the volut and not be relied upon at the property is in good structural condition or otherwise. Any are in good working order, or that the property is in good structural condition or otherwise. Any are in good working order, or that the property is in good structural condition or otherwise. Any are in good working order, or that the property is in good structural condition or otherwise regarding the index of the mentances 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 fractments relating in the preperty is in good structural condition or accurate on the correctness of each of the statements are into any ervices. No person in the experiment of the particular. No person in the experiment of the correctness of any outly be deemed to be a statement or not precise. Furchase the other and structural contract relating to the experiment in these particulars. No person in the state relation or the state the other party with the state of the vendor.

A39A DNINIG "3'8 x "2'9 m82.2 x m78.5

GROUND FLOOR 517 sq.ft. (48.1 sq.m.) approx.





1ST FLOOR 508 sq.ft. (47.2 sq.m.) approx.





# Ashtons

### Ashbourne Way, Woodthorpe, York, YO24 2SW

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#### Offers Over £400,000



Ashtons Estate Agents is pleased to offer this immaculately presented, four bedroom detached home, set in a quiet cul-de-sac in the popular residential area of Woodthorpe, ideally positioned for easy access to the city centre and the A64, close to local amenities, shops and eateries.

The property has been well maintained and updated to a high standard throughout. Internally the home comprises a welcoming entrance porch, added by the present owner, leading through to the generous lounge with marble fireplace and patio doors showcasing the peaceful private garden. Off the lounge is a practical and modern kitchen/diner featuring a variety of wall and base units, space for appliances and a door into the garden. Additionally, there is a downstairs w.c., and ample storage.

To the first floor are four generous bedrooms and a modern house bathroom.

Externally is a maintainable gravelled driveway and a secluded rear garden with laid lawn and a patio, ideal for entertaining in the warmer months. A detached garage completes the property.

Viewing highly recommended to appreciate all the home and location has to offer.

Council Tax Band D.



















