

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.

# Galtres Avenue, York YO31 1JT

Freehold  
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- Potential For Extension (STP)
- Generous Rear Garden
- Multiple Outbuildings With Power
- Popular Residential Area
- No Onward Chain
- EPC - TBA



While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and other areas are approximate. It is advised that the purchaser will verify the accuracy of the figures. Measurements of rooms and other areas are approximate. It is advised that the purchaser will verify the accuracy of the figures. Measurements of rooms and other areas are approximate. It is advised that the purchaser will verify the accuracy of the figures.

Measurements are given to the nearest millimetre and are for information only. They do not constitute a contract. The purchaser should verify the measurements and should not rely on them. The purchaser should also verify the condition of the property and should not rely on the information provided in these particulars. The purchaser should also verify the condition of the property and should not rely on the information provided in these particulars.

Measurements are given to the nearest millimetre and are for information only. They do not constitute a contract. The purchaser should verify the measurements and should not rely on them. The purchaser should also verify the condition of the property and should not rely on the information provided in these particulars. The purchaser should also verify the condition of the property and should not rely on the information provided in these particulars.



Galtres Avenue  
Stockton Lane, York  
YO31 1JT

£350,000

 3  1

Located in this popular residential area just off Stockton Lane, and offering fantastic potential for extension and renovation, is this much loved semi detached home. Owned for several decades by the same owner, this property has been well maintained and could make a wonderful family home. Galtres Avenue is situated off Stockton Lane and is within close proximity to a variety of local amenities, including shops and eateries, with good bus connections to the city centre and easy access to Monks Cross Shopping Centre, as well as the outer ring road.

Internally, the property features an entrance hall leading into a through reception room. With windows at both the front and rear, this space is filled with natural light throughout the day. Adjacent is the fitted kitchen, which offers a range of wall and base units and leads into a small rear porch.

On the first floor are three double bedrooms, along with a bathroom and a separate WC, completing the internal accommodation.

Set on a generous plot, the property benefits from a larger than average rear garden that offers excellent privacy. Mainly laid to lawn, the garden also includes patio space and multiple outbuildings with power. To the front, there is a driveway for off street parking and an additional garden area.

Council Tax Band- C

