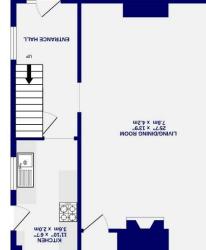


Main Street Colton, Tadcaster LS24 8EP

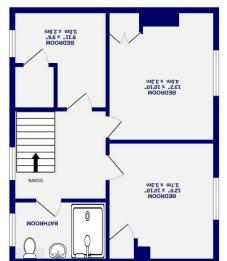
Freehold Council Tax Band - A

- Semi Detached House
- Three Bedrooms
- Countryside Views Front & Back
- Potential For Extension (STPP)
- Well Presented Throughout
- Accessible To A64 & Surrounding Villages
- Driveway Parking
- EbC E

These particular 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 intervent of fact'. If there is any point which is of particular importance to you, please contact we would be pleased to check the intervent of fact'. If there is any point which is of particular importance to you, please contact of as facted any services, appliances, equipment or factilities and nothing in these particulars floor parts of the property is in good working order, or that the property is in good structural condition or of the seas are and as to the contectness of each of the statements floor phy otherwise regarding the items and as to the contectness of each of the extrements they inspection or by otherwise regarding the items of the employment of as and as to the contectness of each of the statements contained in these particulars. No person in the employment of Asing and we would be deemed to be a statement that they are in good working or distances the employment of the each of the extrements of as a statement of a statement while the property or and as to the content of the each of the extrements of the extrements of the extrement they are in good working or distances in a property is in good work. No person in the employment of Asing and work the extrement they are in the extrement of the employment of the extrements of the extrement terms and are not protein or the extrements of the extrements of the extrement of the e



GROUND FLOOR 496 sq.ft. (46.1 sq.m.) approx.



15T FLOOR 505 sq.ft. (46.9 sq.m.) approx.







Ashtons

Main Street, Colton, Tadcaster, LS24 8EP

Main Street Colton, Tadcaster LS24 8EP

£320,000



A deceptively substantial semi detached house situated in a fantastic location less than eight miles from York city centre, nestled between the sought after villages of Copmanthorpe and Colton. Conveniently positioned with a range of local amenities and easy access to the A64 for travel further afield, this home enjoys picturesque countryside views to both the front and rear, making it truly unique compared to many other properties.

Internally, the property offers an entrance hall leading into a generous reception room. With two windows overlooking the front aspect and benefiting from a south facing position, this space is filled with natural light throughout the day. An integrated cupboard, partially framing the original fireplace, provides ideal storage. Adjacent to this is the fitted kitchen, which offers ample wall and base units, ensuring plenty of storage and worktop space.

On the first floor, there are three well proportioned bedrooms, with the two double bedrooms enjoying stunning countryside views. The internal accommodation is completed by a modern three piece shower room.

Set on a spacious plot, this property presents an excellent opportunity for further extension (subject to the relevant planning permissions). The private rear garden is predominantly laid to lawn, with a patio area perfect for outdoor seating. Additionally, there are two outbuildings that provides convenient external storage as well as an external WC. To the front, there is a second lawned garden, with a driveway running alongside the property.

Sure to be popular among a range of buyers, early viewing is highly recommended.

Council Tax Band- A



















