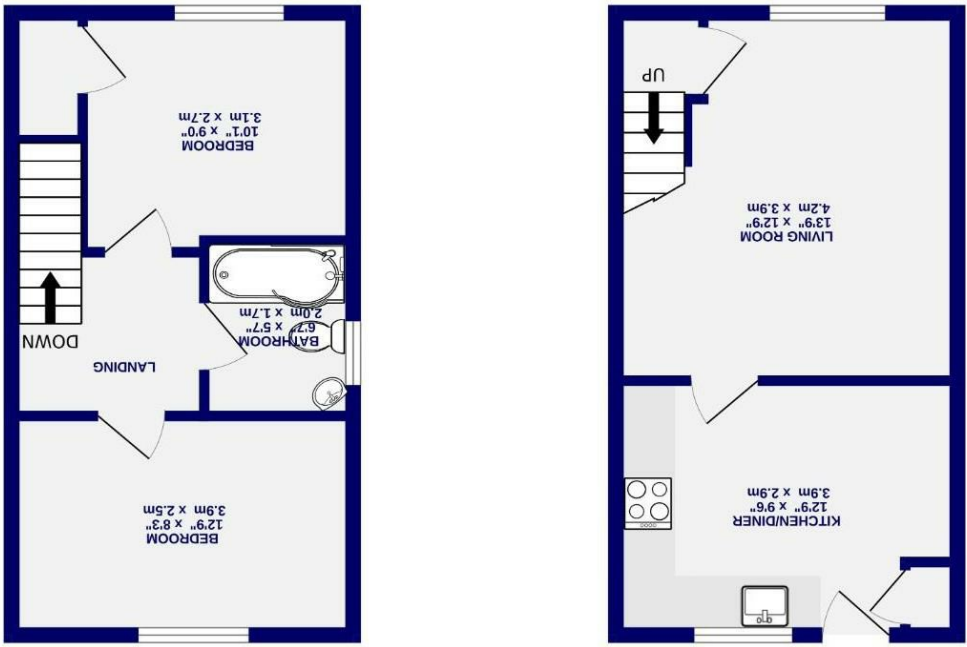


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EPC D
- Great First Time Purchase
- Private Garden
- Driveway For Multiple Cars
- Sought After Location
- Bright Livingroom
- Kitchen Diner
- Two Double Bedrooms
- End Terrace Home

Freehold  
Council Tax Band - B

Tamworth Road  
, York  
YO30 5GJ



GROUND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.

1ST FLOOR  
277 sq.ft. (25.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is recommended that you obtain a professional valuation of the property. The figures are for information only and should not be relied upon for any other purpose. The figures are for information only and should not be relied upon for any other purpose. The figures are for information only and should not be relied upon for any other purpose.





Tamworth Road  
, York  
YO30 5GJ

No Onward Chain  
£260 000  
2 1

We are delighted to offer this lovely, spacious family home in a prime location to the north of York, conveniently close to a range of local amenities, shops, leisure facilities, Clifton Moor and the ring road.

This deceptively spacious and impeccably maintained home is the perfect blend of comfort and style, set in a sought-after area that will appeal to a variety of buyers.

Upon entering the bright and generously sized living room from the entrance hall, you'll find a space perfect for both relaxing and entertaining. The fitted kitchen/diner is equipped with an array of wall and base units, offering plenty of storage and functionality.

The first floor comprises two well-proportioned double bedrooms—one to the front of the property and the other to the rear. The pristine house bathroom, finished to a high standard, completes this floor.

Externally, the property boasts a private garden, ideal for outdoor activities and enjoying the fresh air. To the front and side, there is driveway parking for multiple cars, providing convenience and ease.

This fantastic property offers an exceptional opportunity for a range of buyers looking for a move-in-ready home in a prime location. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Council Tax Band- B

