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property on behalf of the vendor.

atstements 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 steas, 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 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

- Ebc c
- No Onward Chain
- Popular Residential Area
- South-West Facing Rear Garden

  - · Garage & Driveway
  - Throughout
  - Spacious Accommodation
    - Three Bedrooms
    - Detached Family Home

Q - bned xeT lionuo Freehold

YOZ4 ZXS

, York Dalmally Close

TOTAL FLOOR AREA: 1406 sq.ft, (130.6 sq.m.) app



GROUND FLOOR 857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR 549 sq.ft. (51.0 sq.m.) approx.



## Dalmally Close , York YO24 2XS

## Offers Over £400,000



3



Upon entering, you are welcomed into a spacious entrance hall that includes a WC and a handy under-stairs storage cupboard. The generous living room is bright and airy, with windows to both the front and side that flood the space with natural light. A fireplace serves as a charming focal point.

Off the hallway, the kitchen is fitted with a range of wall and base units and enjoys lovely views over the large rear garden. The garage is accessible from the kitchen and leads to a separate utility room at the rear. The dining room, located at the back of the property, also overlooks the mature garden- creating a delightful setting for family meals or entertaining quests.

Upstairs, the master bedroom is positioned at the front of the property and offers substantial space. There are two further double bedrooms and a family bathroom to the rear, featuring a white suite that includes a separate corner shower.

Externally, the property benefits from a driveway and a lawned area to the front. To the rear, a large, established garden offers the perfect space for family entertaining or peaceful relaxation. There is also potential to extend the property, subject to the necessary planning permissions.

Offered with no onward chain, this property is ready for the next family to make it their own. This tunkey home is ready to move into, a viewing is essential to fully appreciate the location, charm, and generous plot size.

Council Tax Band- D



















