

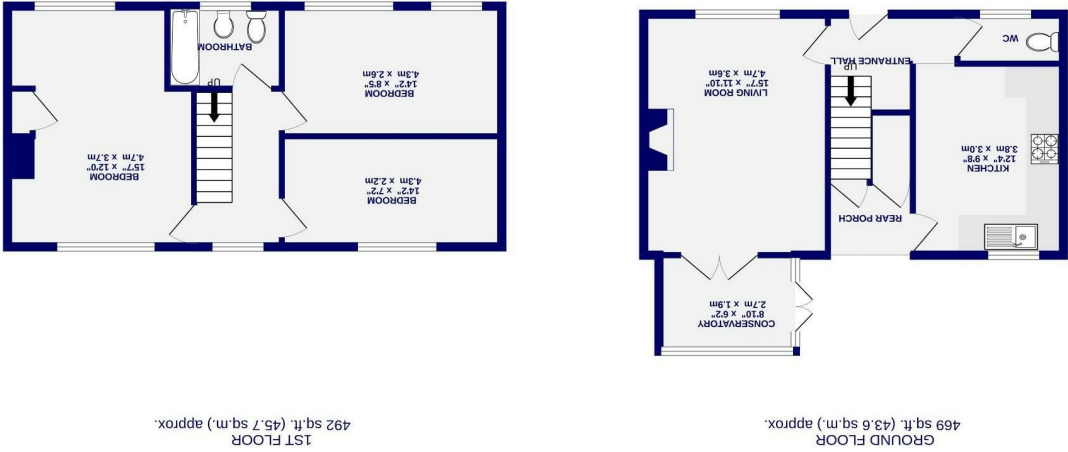
Rose Tree Grove New Earswick, York YO32 4AX

Freehold
Council Tax Band - B

- Charming Townhouse
- Three Bedrooms
- First Floor Bathroom
- South Facing Rear Garden
- Popular Village Setting
- Ideal First Home
- Ready To Move Into
- EPC D

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.

T: 01904 659222 E: york@ashtonsnet.com www.ashtonsnet.com 1 Bootham, York, North Yorkshire, YO30 7BN



Rose Tree Grove, New Earswick, York, YO32 4AX

Rose Tree Grove
New Earswick, York
YO32 4AX

£280,000

 3  1

Located in the sought-after residential area of New Earswick, just north of York city centre and within the Ring Road, is this beautifully presented three-bedroom townhouse. Enclosed by attractive hedge boundaries and featuring a generous south-facing garden, this charming home is ideal for first-time buyers or young families. With excellent access to the city centre via regular bus services and close proximity to the Outer Ring Road, it offers the perfect balance of convenience and tranquillity.

Internally, the property briefly comprises a spacious and welcoming reception room, which opens into a bright rear conservatory, creating a seamless flow of natural light and a great space for relaxation or entertaining. The modernised kitchen diner features an array of stylish shaker-style wall and base units, integrated appliances, space for additional white goods, and ample room for dining. A ground floor WC completes the downstairs accommodation.

Upstairs, there are three well-proportioned bedrooms and a spacious family bathroom, all presented to a high standard.

Externally, the property boasts a bright and sunny south-facing rear garden, primarily laid to lawn with a patio area ideal for outdoor dining. At the end of the garden is a large sunroom, offering flexible use as storage, a home office, or additional living space.

A beautifully kept home in a convenient location—sure to attract strong interest. Early viewing is highly recommended.

Council Tax Band B

