

roperty on behalf of the vendor

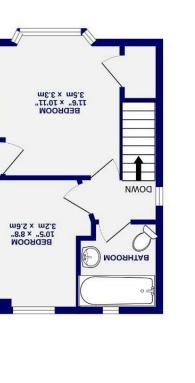
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particulars montance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 contestness of each of the areas particulars. No person in the employment of Ashtons has any authority to make or give any representants or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the astatements contestness of each of the

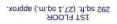
and defigured showing a special part of participations and participations and participations and participations are produced to a special participation and participations are participated and participations and participations are participated and participated

- Ebc c
- · Driveway & Garden
- Modern Bathroom
- Landscaped garden
- Two Double Bedrooms
- Extended To The Rear
- Period Semi Detached House

Freehold - B and - B

Thief Lane Off Hull Road, York









Thief Lane Off Hull Road, York YO10 3HX

£290,000



2



A charming and extended two bedroom semi-detached house, offered with no onward chain and ideally located on Thief Lane close to the University of York.

The accommodation in short: a welcoming hallway leads into a spacious front living room with a wide bay window, creating a light and inviting space. To the rear, the home has been extended to form a bright and stylish open-plan dining kitchen, complete with a central breakfast bar, modern fitted units, integrated appliances including a double oven, gas hob and extractor, and space for an Americanstyle fridge freezer. Two skylights and French doors with side panels flood the room with natural light and open onto the rear garden.

To the first floor there are two generous double bedrooms. The principal bedroom benefits from a bay window and fitted cupboards, while the second bedroom comfortably accommodates a double bed with space for a desk or seating area. A modern house bathroom completes the accommodation, featuring a white suite with shower over the bath.

Externally, the rear garden is ideal for entertaining or relaxing, with a patio area, steps down to a lawn, and a covered seating space. Set back from the road, the property also features a driveway with parking for two vehicles and gated access to the rear. A well-presented home in a popular and convenient location, perfect for a range of buyers.

Council Tax Band - B



















