

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
- Ideal First Home
- Convenient Location
- Driveway Parking
- West Facing Rear Garden
- Integral Garage
- Two Double Bedrooms
- Semi Detached House

Freehold
Council Tax Band - A

Pottery Lane
Dodsworth Avenue,
YO31 8SN



TOTAL FLOOR AREA: 912 sq ft (84.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It is advised that the prospective purchaser should verify the measurements of rooms and other areas and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Made with Metropix c2025

Pottery Lane
Dodsworth Avenue, York
YO31 8SN

£275,000

 2  1

Situated in a convenient location close to York City Centre and the train station, is this well-presented two-bedroom semi-detached home. With an attached garage, ample driveway parking, and a generous west-facing garden, this property presents an ideal first home and is ready for buyers to move straight in thanks to some recent upgrades.

Inside, the ground floor features a spacious living room at the front of the property, filled with natural light from a large window. At the rear, the upgraded kitchen is fitted with a range of modern shaker-style wall and base units, providing excellent storage and worktop space. An open connection leads to the dining room, which benefits from French doors opening onto the west-facing garden. Completing the ground floor is a three-piece shower room.

Upstairs, there are two well-proportioned double bedrooms, with a loft hatch providing access to a boarded loft space, complete with windows that allow light to pour in.

Outside, the west-facing garden offers a mix of lawn, hardstanding seating areas, and low-maintenance gravel sections, all enclosed by modern fencing. Towards the end of the garden, there is a purpose-built birdcage currently used for storage providing potential for a home office or additional accommodation, as well as a brick-built outbuilding. To the front, the property offers driveway parking leading to the garage, which features an up and over door and internal access.

This delightful home is expected to be popular on the market, and early viewing is highly recommended.

Council Tax Band A

