



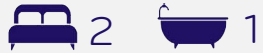


Helmsdale

York

YO24 2XW

Offers In The Region Of  
£320,000

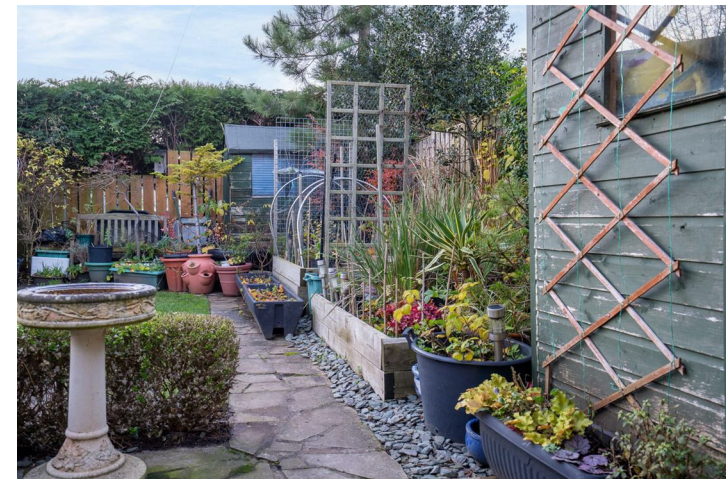


Situated within the popular residential area of Woodthorpe, close to a range of local shops, schools and everyday amenities, as well as excellent bus links to York city centre and the train station, is this unique semi-detached home that has been thoughtfully extended to offer versatile living space.

The property has been well maintained throughout and is ready for a new owner to move straight into and make their own. An entrance vestibule opens into a bright and spacious living/dining room with pretty ceiling beams, opened up to make a bright and welcoming space. A well-equipped kitchen set to the rear allowing for ample storage as well as some integrated appliances. To the first floor there is a modern three-piece bathroom, a generous master bedroom with built-in wardrobes, and a second double bedroom that leads through to an ideal home office or gym, which could also serve as a third bedroom or nursery.

Outside, the property enjoys a neat front garden, driveway parking and a tandem garage, while the enclosed rear garden provides both patio and lawned areas for relaxing or entertaining.

With its flexible layout and convenient Woodthorpe setting, this is a wonderful opportunity for first-time buyers or young families looking for a practical and welcoming home.







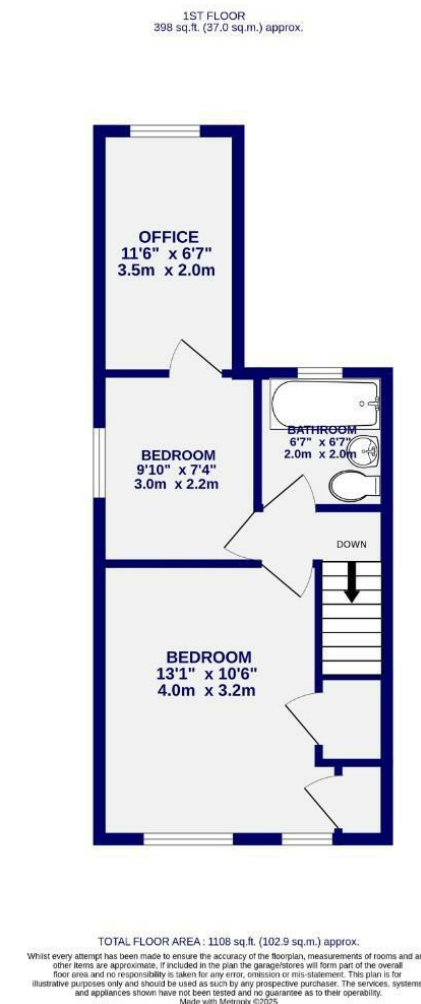
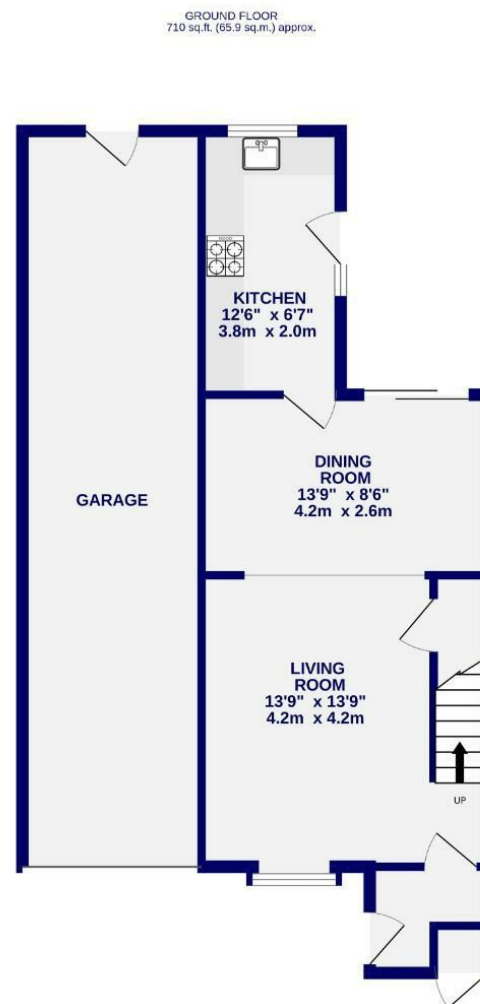


# Helmsdale York

## YO24 2XW

Freehold  
Council Tax Band - D

- Semi Detached House
- Two Bedrooms
- Home Office / Study Space On First Floor
- Extended Kitchen
- Driveway & Garage
- Popular Residential Area
- Ideal First Home
- EPC-D



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the measurements will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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