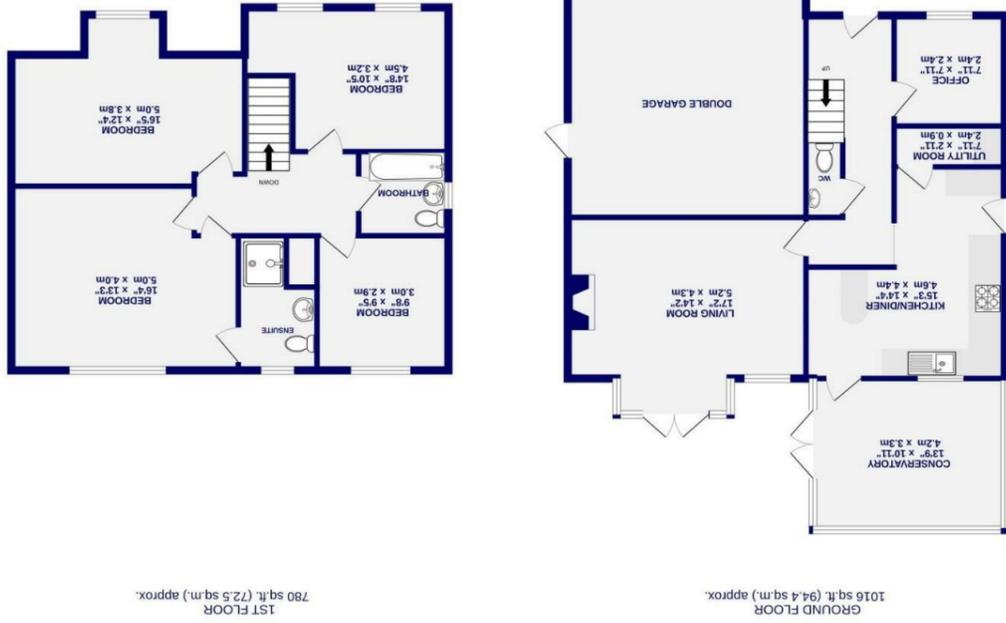


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact', if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- Detached Family Home
- Four Bedrooms
- Primary Bedroom With En-Suite
- Sought After Location
- Modern Kitchen Diner
- Substantial Livingroom
- Downstairs WC
- Separate Utility Room
- Double Garage
- EPC D

Freehold
Council Tax Band - F

Quant Mews , York YO10 3LT



1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.

GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.

TOTAL FLOOR AREA: 1796 sq.ft. (166.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and areas are approximate. It is advised that the purchaser will have part of the overall floor area and no responsibility is taken for any error, omission or misstatement. The plan is made only and should be used as a guide only. The purchaser should verify the measurements and appliances shown have not been tested and no guarantee as to their operability. Made with Metretek e2025



Quant Mews
, York
YO10 3LT

£600,000



Ashtons Estate Agents are delighted to present this wonderful four-bedroom detached family home, ideally situated in a sought-after area with excellent access to the University, City Centre, and Outer Ring Road.

Upon entering, you are welcomed by a spacious hallway that leads into the impressive open plan kitchen and dining area, fitted with sleek two-tone gloss units and a complementing breakfast bar. Flowing from the kitchen is a bright conservatory with direct access to the landscaped garden, offering delightful views of the leafy backdrop. From the entrance hall, a generous living room awaits, complete with bay patio doors that open onto the garden, flooding the space with natural light. Also on the ground floor are a practical utility room, a separate WC, and a dedicated office positioned to the front of the property.

To the first floor are four well-proportioned bedrooms, two of which are substantial in size. The primary bedroom, set to the rear, benefits from an en-suite shower room. A modern family bathroom, fitted with a shower over the bath, pedestal sink, and WC, completes this floor.

Externally, the property boasts a driveway leading to a double garage and an attractive porch, all set proudly within a peaceful cul-de-sac. To the rear lies a beautifully established garden, featuring a patio area, pergola, separate seating area, and mature shrubs, perfect for both relaxation and entertaining.

This substantial detached family home offers space, versatility, and a highly desirable location. A viewing is highly recommended to truly appreciate everything this property has to offer.

Council Tax Band F

