



Ridgeway, York

£270,000

[stephensons4property.co.uk](http://stephensons4property.co.uk)

**Stephensons**  
estate agents & chartered surveyors



Ridgeway,  
York YO26 5DA

Est. 1871

£270,000

This fantastic home located on Ridgeway, in the west of York, offers a well-balanced layout that has been significantly enhanced by a thoughtfully designed rear extension, creating a property that works exceptionally well for modern living.

The accommodation begins with an entrance hall that opens into a spacious kitchen and dining area to the rear of the house. This extended space forms the heart of the home and provides excellent room for both everyday living and entertaining, with defined areas for cooking, dining and informal working or study. The kitchen itself is well appointed with contemporary cabinetry and generous worktop space, while feature lighting and integrated details add a stylish finish. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor spaces. A separate utility and storage area sits off the kitchen, further enhancing the practicality of the layout.

To the front of the property is a generous sitting room, offering a comfortable and inviting space centred around a decorative feature fireplace, with built-in shelving and large windows providing a bright and welcoming atmosphere.

To the first floor are two well-proportioned double bedrooms, one positioned to the front of the house and enjoying excellent natural light, and the other overlooking the rear garden. A modern family bathroom completes the accommodation, fitted with a contemporary suite and shower over the bath.

Externally, the property benefits from driveway parking for multiple vehicles to the front, while to the rear is an enclosed and landscaped garden, incorporating a decked seating area and offering a private, low-maintenance outdoor space ideal for relaxing or entertaining.

This home is a fabulous extended two bedroom semi-detached home and well placed for access to York city centre, local shops and amenities, with regular bus services nearby and convenient routes towards the outer ring road and A64. The combination of an extended layout, off-street parking and a well-presented interior makes this a particularly appealing home in a popular residential setting.

#### Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected





Broadband: up to 1000 Mbps\*

EPC Rating: C

Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Download speeds vary by broadband providers so please check with them before purchasing.

## Partners:

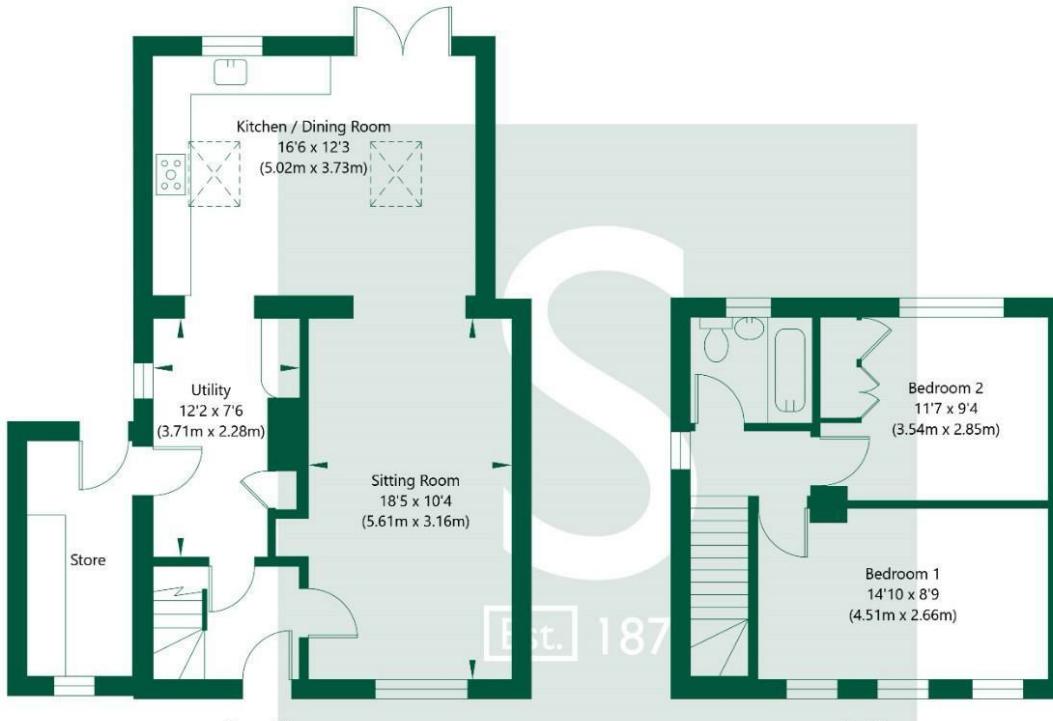
J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby MNEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
E G Newby MRICS  
T Brooks MNEA

## Associate Partners:

N Lawrence  
I Jarvis MNEA

York: 01904 625533  
Boroughbridge: 01423 324324  
Easingwold: 01347 821145  
Selby: 01757 706707  
Haxby: 01904 809900

Ridgeway, York, YO26 5DA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 970 SQ FT / 90.15 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2021

