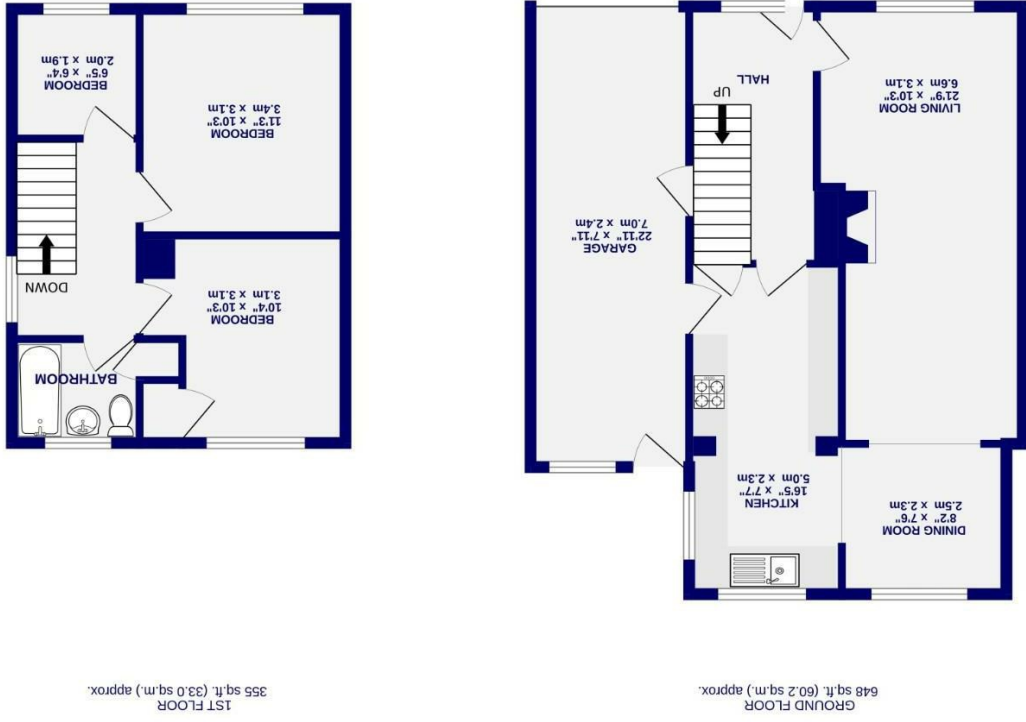


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 - C
- Close To York University
- Tandem Garage
- No Onward Chain
- In Need Of Cosmetic Updating
- Three Bedrooms
- Semi Detached House

Freehold
Council Tax Band - C

Eastfield Crescent Badger Hill, York YO10 5HZ



Whilst every attempt has been made to ensure the accuracy of the foregoing, measurements of rooms and any other areas are approximate. It is advised that the purchaser will verify the accuracy of the measurements and not be held responsible for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Measurements are given in metres and feet and inches. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Measurements are given in metres and feet and inches. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation.



Eastfield Crescent
Badger Hill, York
YO10 5HZ

£325,000



An extended three bedroom semi detached home set within the popular Badger Hill area of York, offered with no onward chain and presenting an excellent opportunity for purchasers to update and personalise a well proportioned family home.

Located in the well regarded Badger Hill area, the property offers convenient access to the University of York, local amenities, regular bus routes and York city centre. Requiring some cosmetic updating but offering excellent potential, this is a fantastic opportunity to acquire a spacious home in a highly sought after residential location.

The property is entered via a front entrance hallway which provides access to the principal ground floor accommodation and stairs rising to the first floor. To the front of the house is a spacious lounge which opens through to the main dining area, creating a generous living and entertaining space filled with natural light.

To the rear, the property has been extended to provide an additional dining room overlooking the garden along with an enlarged kitchen area. The original kitchen has been combined with a rear extension to create a larger kitchen space with a range of fitted units.

A particular feature of the property is the tandem garage which runs along the side of the house and benefits from internal access, offering excellent storage, workshop potential or scope for further development subject to the necessary consents.

To the first floor are two well proportioned double bedrooms, a single bedroom and a family bathroom.

Externally the property enjoys a generous rear garden offering excellent space for families and future landscaping. To the front is a garden and driveway providing off street parking and leading to the attached tandem garage.

Council Tax Band C

