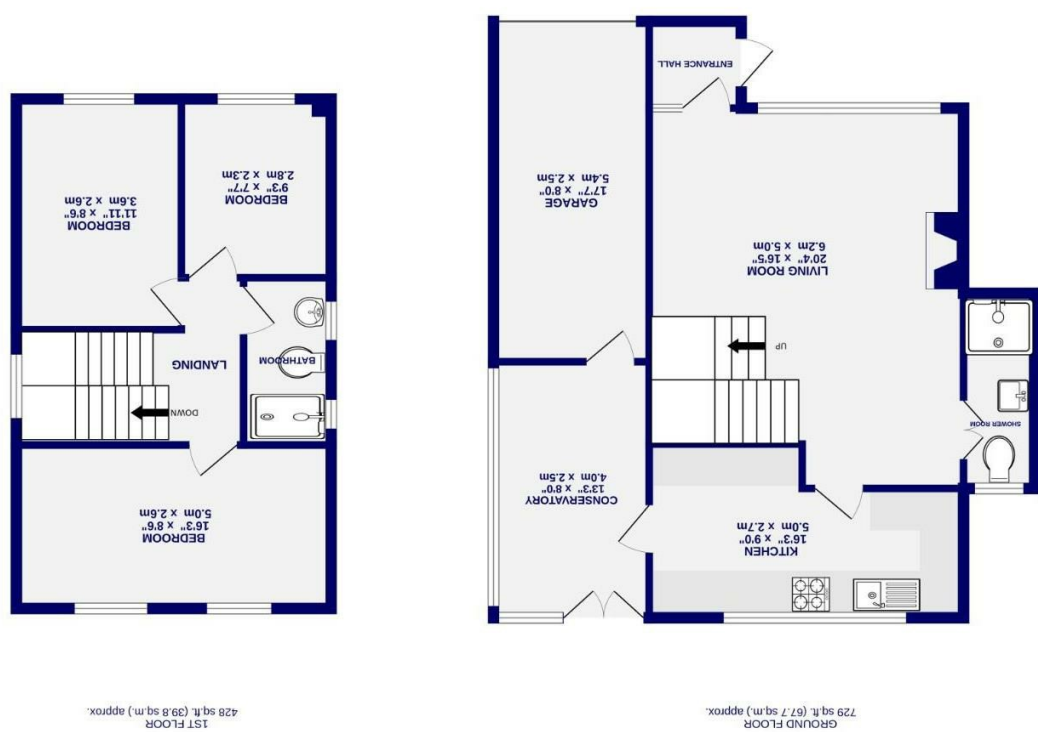


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 House
- Three Bedrooms
- Two Bathrooms
- Large South Facing Rear Plot
- Driveway & Garage
- Modern Kitchen & Bathrooms
- No Oward Chain
- EPC TBC

Freehold
Council Tax Band - D

Otterwood Bank Foxwood, York YO24 3JS



While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other items are approximate. It is included in the plan the gardeners will form part of the overall floor area and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as such by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation. Made with Metrelog (2020)

1ST FLOOR
428 sq ft. (39.8 sq.m.) approx.

GROUND FLOOR
729 sq ft. (67.7 sq.m.) approx.



Otterwood Bank
Foxwood, York
YO24 3JS

£400,000



A beautifully presented three-bedroom detached family home, lovingly owned for approximately 12 years and occupying a generous corner plot with a stunning south-facing landscaped garden, substantial driveway and integral garage. Offered for sale with no forward chain, the property also benefits from an EV charging point and is ideally positioned within a quiet cul-de-sac location.

Situated in a popular residential location to the south-west of York, this spacious and versatile property is ideal for modern family living. A welcoming front porch leads into the bright and generous living room, centred around an attractive feature fireplace creating a warm and inviting focal point, while also benefiting from a modern air conditioning unit for added comfort.

To the rear of the property is a stylish contemporary kitchen fitted with sleek black wall and base units, contrasting white worktops and a range of integrated appliances. Beyond the kitchen is the rear conservatory, currently utilised as a dining room, providing an excellent entertaining and family space while also linking the main house directly to the garage.

The ground floor further benefits from a convenient WC and an additional modern shower room with walk-in shower.

To the first floor are three well-proportioned double bedrooms together with a contemporary family bathroom featuring a further walk-in shower, all presented to a high standard throughout.

Externally, the property continues to impress. To the front is a substantial driveway providing off-street parking for multiple vehicles, access to the integral garage and an EV charging point. The integral garage also incorporates a useful utility area with plumbing for a washing machine and dryer. To the rear lies a beautifully landscaped south-facing garden occupying a generous corner plot, ideal for families and outdoor entertaining. A substantial rear shed benefits from both power and lighting, offering excellent storage or workshop potential.

