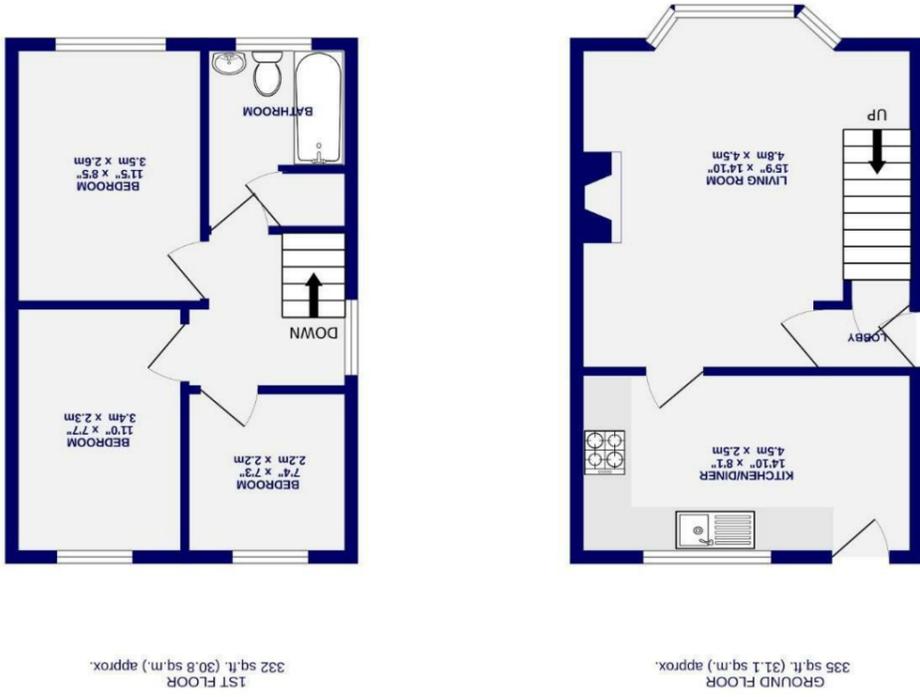


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Goodwood Grove  
Off Tadcaster Road,  
YO24 1ER

Freehold  
Council Tax Band - C

- Modern End Terrace
- Driveway and Detached Garage
- Beautifully Presented
- South Facing Rear Garden
- Walking Distance York City Centre
- Three Bedrooms
- EV Charger
- EPC TBC



TOTAL FLOOR AREA: 666 sq ft. (61.9 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas and quantities, it is included in this disclaimer. The floor area and measurements shown are not intended to be used 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.



Goodwood Grove  
Off Tadcaster Road, York  
YO24 1ER

£395,000



Set within a quiet cul de sac just off Tadcaster Road, one of York's most sought after residential locations, this well maintained three bedroom end terrace home offers generous outside space, a detached garage and a south facing rear garden. Owned from new since 1997, the property has been carefully looked after and updated over time, making it an excellent opportunity for a range of buyers.

The position is ideal for access to York city centre, the railway station and the outer ring road, whilst also being within easy reach of local amenities, schools and green spaces.

Internally, the property is well presented throughout. The ground floor comprises an entrance hallway leading into a bright front lounge featuring a bay window and a central fireplace, creating a comfortable and inviting living space. To the rear is a modern kitchen fitted with white units, chrome handles and wood effect worktops, offering ample storage and preparation space with views over the garden.

To the first floor are three bedrooms, including two well proportioned doubles and a third bedroom ideal as a nursery, office or guest room. The accommodation is completed by a recently updated four piece family bathroom, finished to a quality modern standard.

Externally, the property stands out with a driveway providing off street parking for up to four vehicles, leading to a detached garage fitted with an electric sectional door. To the rear is a private, south facing garden, enjoying a high degree of sunlight throughout the day and offering an excellent space for outdoor dining and entertaining.

Further benefits include a recently installed boiler and a modern bathroom fitted within the last year.

A well located and thoughtfully maintained home in a highly regarded area of York, early viewing is highly recommended.

Council Tax Band C

