

# Walton Place , York YO26 5DN

Freehold  
Council Tax Band - A

- Semi-Detached Home
- Bright Dual-Aspect Living Room
- Sleek Modern Kitchen
- Separate Utility
- Quiet Cul-De-Sac Setting
- Two Double Bedrooms
- Modern Family Bathroom
- Two-Tiered Private Rear Garden
- Driveway For Multiple Vehicles And Detached Garage
- EPC C



While every attempt has been made to ensure the accuracy of the drawings, measurements of rooms and any other areas are approximate. It is included in plan the gardeners will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been visited and no guarantee as to their operability. Made with Mapbox 2020



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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Walton Place  
, York  
YO26 5DN

Offers In The Region Of  
£240 000

 2  1

Located in a quiet cul-de-sac, this two-bedroom semi-detached home occupies an enviable plot, offering a generous garden, excellent off-street parking and a detached garage. Having previously been used as a rental property, the home is now ready for its next owners to make their own mark and create a home to suit their style and needs.

A welcoming entrance hall leads into the bright dual-aspect living room, with windows to the front and French patio doors opening onto the rear garden. The abundance of natural light and direct connection with the garden create a lovely space for relaxing and entertaining. The kitchen offers sleek base units with ample worktop space and lovely views over the garden. A separate utility room provides additional workspace, useful storage and space for appliances, with a door leading directly onto the garden.

Upstairs are two well-proportioned double bedrooms, with the larger bedroom positioned to the front and the second overlooking the rear garden. A modern family bathroom with shower over the bath, WC and wash hand basin completes the first floor.

Outside, the property benefits from a substantial gravelled driveway providing parking for multiple vehicles and leading to the detached single garage. A generous lawn completes the front, while the rear garden is particularly impressive, arranged over two tiers with a patio area providing an ideal setting for relaxing and entertaining.

With its peaceful setting, generous plot and excellent outdoor space, this is a great opportunity for buyers looking for a home with scope to update and personalise, while already offering a practical layout and plenty of potential.

\* Please note a selection of rooms have been dressed using AI for illustrative purposes.\*

