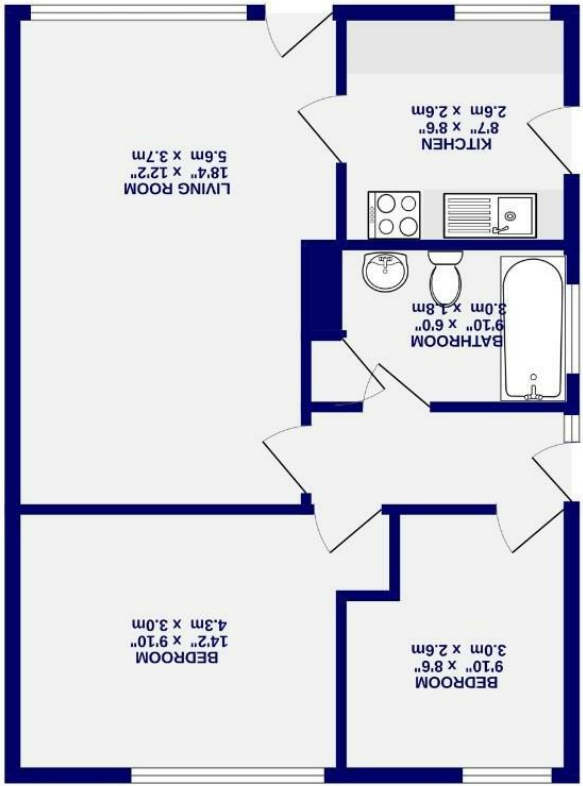




# Acorn Way Woodthorpe, York YO24 2RW

Freehold  
Council Tax Band - B

- Semi Detached Bungalow
- Two Bedrooms
- Modern Bathroom
- West Facing Rear Garden
- Driveway & Garage
- No Onward Chain
- EPC D



GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.

Notes: Every attempt has been made to ensure the accuracy of the figures, measurements of rooms and other details and dimensions. It is not intended to be used as a guide only and is not a substitute for a professional survey. The plan is for information purposes only and should be used as such by any prospective purchaser. The plan is for information purposes only and should be used as such by any prospective purchaser. The plan is for information purposes only and should be used as such by any prospective purchaser. The plan is for information purposes only and should be used as such by any prospective purchaser.

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.



Acorn Way  
Woodthorpe, York  
YO24 2RW

£260,000

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Situated in the ever popular Woodthorpe area of York, this well presented semi detached bungalow offers comfortable single storey living with the benefit of a driveway, garage and private gardens. The property is offered with no onward chain and is ideally suited to a range of purchasers including downsizers, owner occupiers and investors.

The accommodation comprises an entrance hallway leading through to a spacious open plan living area, filled with natural light and featuring patio doors which open directly onto the rear garden. There is a separate fitted kitchen with a range of integrated appliances, providing a practical and well planned space. The property offers two bedrooms, along with a bathroom fitted with a modern suite.

Externally, the property enjoys off street parking, a freestanding garage and private gardens providing pleasant outdoor space. Additional features include double glazed windows throughout.

Woodthorpe is well served by a variety of local shops and amenities including a doctors surgery, with frequent bus services providing easy access to York city centre and York railway station. The A1237 outer ring road and A64 are both within close proximity, offering excellent commuter links.

A well located bungalow in a sought after residential area, offered with no onward chain and early viewing is recommended.

Council Tax Band B

