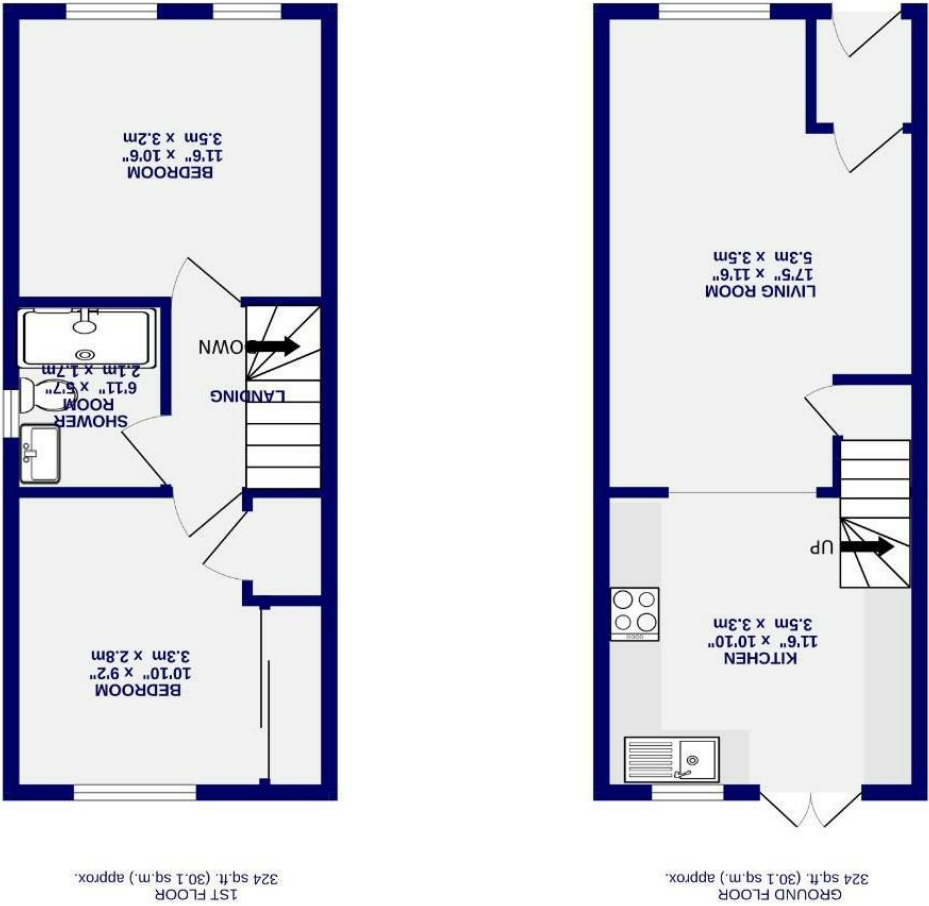




Rosecroft Way Off Shipton Road, YO30 5FN

Freehold
Council Tax Band - C

- End Terrace
- Two Double Bedrooms
- Driveway Parking
- Large Plot and Garage
- Air Source Heat Pump & Solar Panels
- Sought After Location
- EPC B



TOTAL FLOOR AREA - 60.2 sq.m. (65.2 sq.m.) approx.

With every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and any other areas and to be responsible to make for any errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, systems and appliances shown have not been tested and no guarantee as to their operability. Make with Molehill 2025.

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 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.

Rosecroft Way
Off Shipton Road, York
YO30 5FN

£350,000



A superbly renovated two bedroom end townhouse, positioned within a quiet cul de sac to the west of York and offering stylish, energy efficient accommodation together with a particularly generous plot.

The current owner has carried out a comprehensive programme of refurbishment, thoughtfully upgrading the property throughout. Improvements include the installation of an air source heat pump, solar panels and a striking open plan kitchen and dining room, all designed to enhance comfort while reducing ongoing energy costs.

The well presented accommodation begins with an entrance hall leading into a bright and spacious living room with useful understairs storage. To the rear, the heart of the home is the beautifully fitted appointed kitchen and dining room, featuring contemporary fitted units, integrated appliances and French doors opening onto the enclosed rear garden.

To the first floor are two well proportioned double bedrooms, including a dual aspect principal bedroom, together with a modern family bathroom.

Externally, the property occupies a substantial plot, with a large area of privately owned land to the front offering excellent potential for further landscaping, outdoor entertaining or possible development, subject to the necessary consents. Planning permission was previously granted for the construction of a second dwelling attached to the existing property.

The property also benefits from a garage, a driveway positioned in front of the garage and additional off street parking to the rear with an electric vehicle charging point. The enclosed rear garden has been designed for ease of maintenance.

This attractive home offers a rare combination of modern, energy efficient upgrades, generous outside space and potential for future development. It is conveniently positioned close to local shops, schools, a post office and public house.

