



Ashtons

Grassholme, Woodthorpe, York, YO24 2ST

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Woodthorpe, York
YO24 2ST

Offers Over £340,000



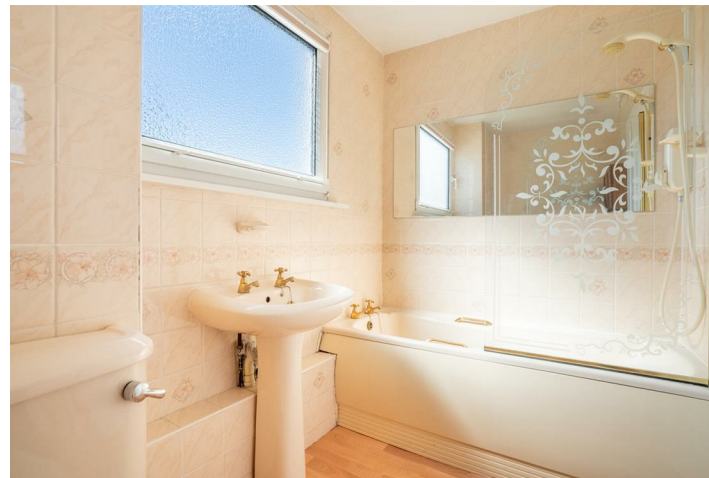
Situated in the popular residential area of Woodthorpe, close to a range of local amenities and offering excellent access to the Outer Ring Road and A64, is this substantial and much-loved three double bedroom detached family home, offered with no onward chain. Set on a delightful plot, the property enjoys a beautifully established and private rear garden, creating a wonderful space to relax and unwind.

Internally, the home opens into a welcoming and well-proportioned entrance hall. The ground floor comprises a bright and inviting living room, filled with natural light and providing a comfortable setting for everyday living. To the rear, the dining room offers a lovely space for entertaining, with a door opening directly onto the garden, creating a seamless connection to the outdoors. The kitchen is well-appointed with a range of fitted units, integrated oven and hob, and space for appliances, completing the ground floor accommodation. A downstairs WC with the added benefit of a shower adds practical convenience for modern living.

To the first floor are three well-proportioned double bedrooms, including a primary bedroom with its own ensuite, while a family bathroom serves the remaining bedrooms. A useful and generous storage cupboard is located on the landing, adding further practicality.

Externally, the property benefits from a private and established rear garden, a detached garage, and ample driveway parking.

A much-loved, spacious family home in a sought-after location, offering versatile accommodation and wonderful potential. Early viewing is highly recommended to fully appreciate all that is on offer.



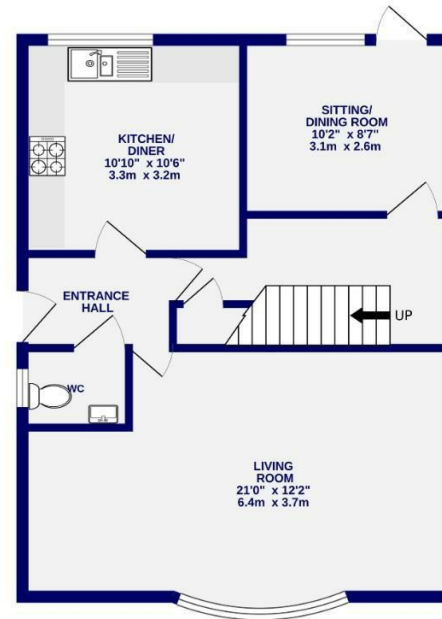


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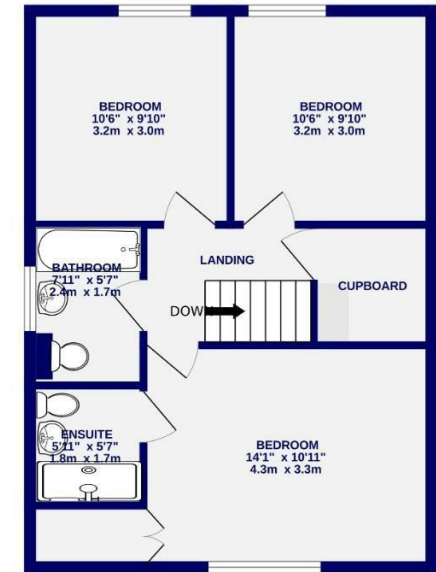
Freehold
Council Tax Band - D

- Much-Loved Detached Family Home
- Three Generous Double Bedrooms
- Primary Bedroom With Ensuite
- Downstairs WC With Shower Room
- Dining Room With Garden Access
- No Onward Chain - Great Opportunity
- Well-Appointed Kitchen With Ample Units
- Private Established Rear Garden
- Garage & Driveway Parking
- EPC E

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. 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 tested and no guarantee as to their operability.
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