



Askham Lane

York

YO24 3HD

£465,000



Ashtons Estate Agents are delighted to offer this wonderful and distinctive detached chalet-style home, providing a fantastic blend of space and flexibility, ideal for a range of buyers. The property offers a wealth of charm and character, beautifully combined with modern and versatile living. Set back from Askham Lane, with Acomb just a stone's throw away, it enjoys an abundance of local amenities including supermarkets, independent shops, cafés, bars and eateries, while also offering excellent access to the city centre and the A64 for further commuting.

Stepping inside, the property immediately feels unique and spacious, with a vaulted ceiling to the entrance and a striking galleried landing above. To the front and side of the home is a generous living room, centred around a focal stone fireplace. This is a versatile space, easily accommodating both living and dining areas if desired. The kitchen is positioned to the rear and has been recently refitted, featuring modern cabinetry complemented by quartz work surfaces, providing both style and practicality for everyday living, along with space for a breakfast table. Just off the kitchen is a garden room, offering direct access to the rear garden and enhancing the sense of indoor-outdoor living. Also to the rear is a double bedroom, enjoying lovely views over the garden. A downstairs WC and internal access to the integral garage complete the ground floor.

To the first floor are two substantial bedrooms, both of which need to be seen to fully appreciate their size. The front bedroom, in particular, offers potential to be divided, subject to requirements. The striking family bathroom is fitted with both a bath and a separate shower, creating a stylish and functional space.



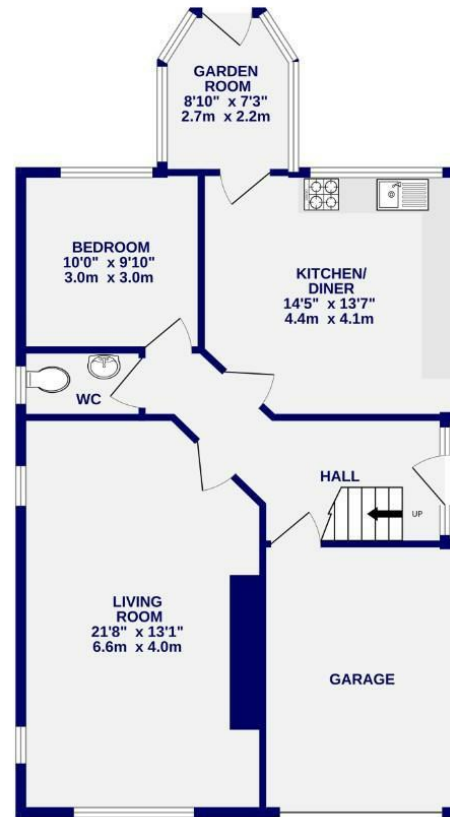


# Askham Lane York YO24 3HD

Freehold  
Council Tax Band - D

- Detached Home With Chalet Style Design
- Three Spacious Double Bedrooms Modern
- Vaulted Entrance With Galley Landing
- Generous Living Room With Fireplace
- Kitchen With Quartz Worktops
- Garden Room With Garden Access
- Stylish Bathroom With Bath And Shower
- Sought After Location Near Acomb
- Private Split Level Rear Garden
- Integral Garage And Driveway Parking

GROUND FLOOR  
907 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 1639 sq.ft. (152.2 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/storeroom 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 tested and no guarantee as to their operability.  
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