

Queenswood Grove , York YO24 4PN

Freehold
Council Tax Band - C

- Semi Detached Family House
- Large Rear Garden
- Tastefully Extended
- Three/Four Bedrooms
- One/ Two Reception Rooms
- Versatile Accommodation
- EPC - C



GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, 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 tested and no guarantee as to their operability, fitness for use or condition is given. Measurements are given in feet and inches and are rounded to the nearest whole number.

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.

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, York
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Offers Over £350,000

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Located to the West of York in the popular area of Holgate, close to a range of shops and local amenities in Acomb is this three/four bedroom bungalow.

The property has been extended and refurbished over recent years to a high standard giving large family living in a most sought after area. The accommodation comprises; an entrance hallway, fitted kitchen, living room, bathroom, bedroom and dining room/fourth bedroom on the ground floor.

To the recently converted first floor are two bedrooms one of which being the master bedroom and a modern shower room.

Externally the property benefits from a generous driveway, detached garage and and extremely large rear garden which is set mainly to lawn.

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