N A I S H
ESTATE AGENTS
YORK
EST.1939









12 Ashbourne Way

, York, YO24 2SW

A well-presented detached home in the popular residential area of Woodthorpe, York, featuring a superb single-storey rear extension which creates a spacious open-plan dining kitchen. The property further benefits from two double bedrooms, a versatile third bedroom, a single garage, off-street parking and a generous enclosed rear garden with patio.

Offers Over £375,000

12 Ashbourne Way

, York, YO24 2SW

3 1 2 C

- Well-presented detached family home
- Popular suburb to the West of York
- Spacious open-plan dining kitchen
- Separate utility area and ground floor WC
- Enclosed rear garden with patio & large garden shed with electricity
- Previous planning permission for a two-storey side extension

Offer Procedure



Directions









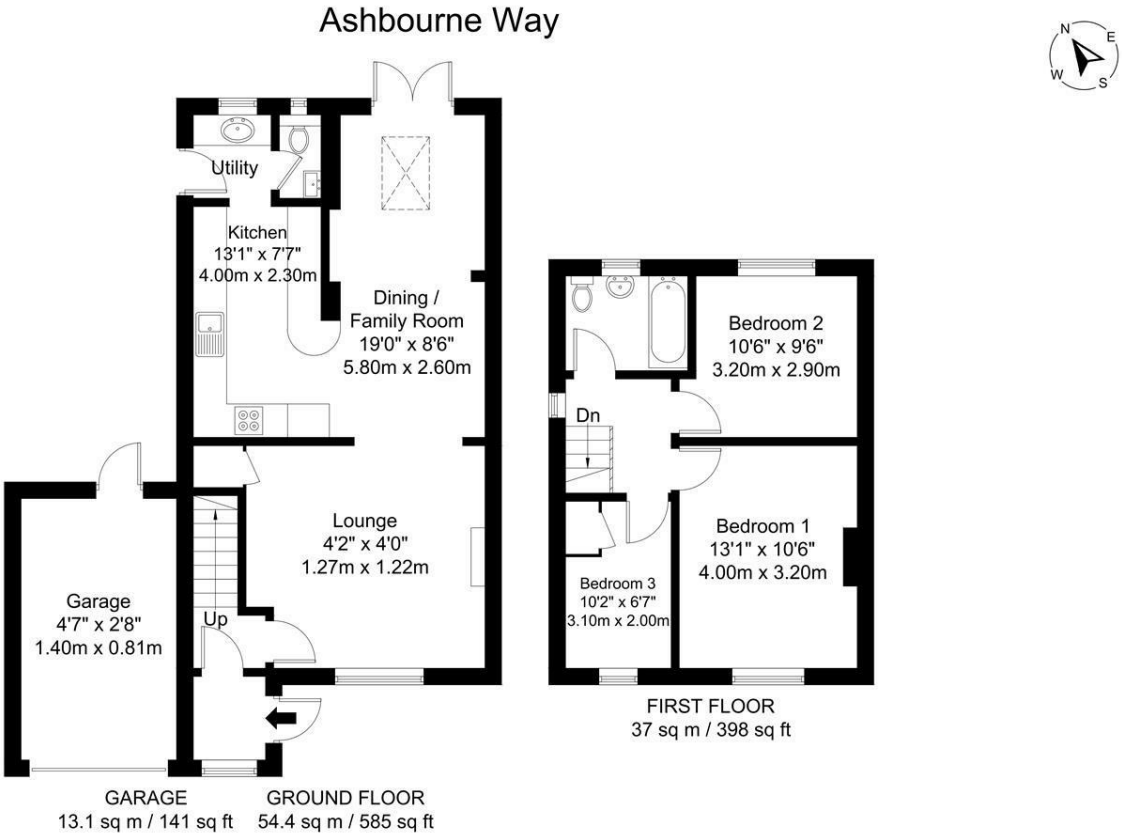








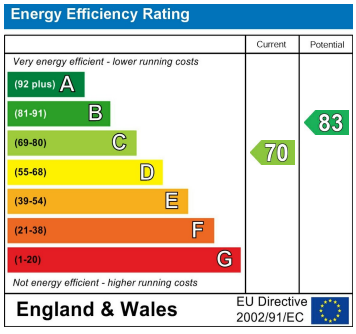
Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 91.4 sq m / 983 sq ft
GARAGE = 13.1 sq m / 141 sq ft
TOTAL = 104.5 sq m / 1124 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



3 High Petergate, York, YO1 7EN
Tel: 01904 653564 Email: naish@naishproperty.co.uk www.naishproperty.co.uk