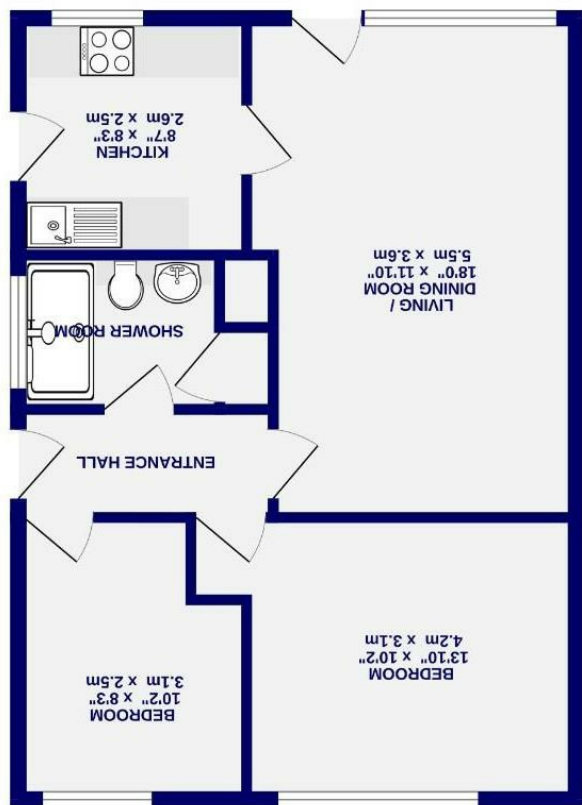


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 as a guide 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.

TOTAL FLOOR AREA: 566 sq. ft. (52.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and areas are given as a guide 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.



GROUND FLOOR
 566 sq. ft. (52.6 sq.m.) approx.

Orchard Way Dringhouses, York YO24 2NY

Freehold
 Council Tax Band - C

• Semi Detached Bungalow

• Two Bedrooms

• Rear Garden

• Garage & Driveway

• Well Presented Throughout

• Popular Residential Area

• Ideal First Home Or Downsize

• EPC D



Orchard Way
Dringhouses, York
YO24 2NY

Offers Over £270,000



Located in the popular residential area of Dringhouses, positioned to the south of York, is this beautifully presented semi-detached bungalow. Recently updated and ready to move into, the property would make an ideal first home or a comfortable downsize. Orchard Way is conveniently placed for a range of local amenities including shops, eateries and regular bus connections, with York city centre and the train station easily accessible.

Internally, the property opens into an entrance hall leading through to a bright and airy reception room overlooking the rear garden. Recently redecorated and enhanced by newly installed herringbone flooring, this welcoming space offers ample room for a variety of furniture layouts. Off the reception room is a spacious kitchen, fitted with a range of wall and base units providing generous storage and worktop space.

The accommodation is completed by two well-proportioned double bedrooms and a modern bathroom, all thoughtfully presented in keeping with the rest of the home.

Externally, the property benefits from driveway parking leading to a single garage. To the rear is a generous garden, predominantly laid to lawn with established flowerbeds and enclosed by fence boundaries, offering a pleasant and private outdoor space to enjoy.

Sure to attract strong interest, early viewing is highly recommended to fully appreciate the location and presentation on offer.

Council Tax Band C

