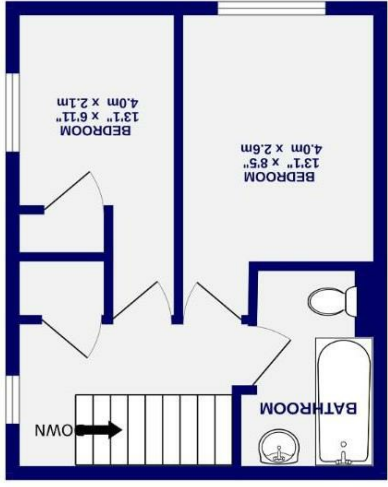


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

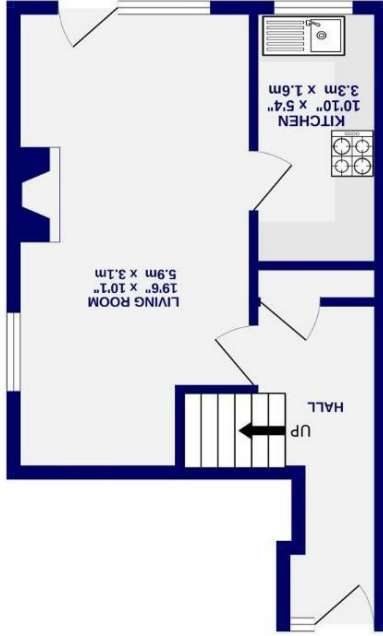
Melcombe Avenue
Strensall, York
YO32 5BA

Freehold
Council Tax Band - B

- End Town House
- No Onward Chain
- Garage and Driveway
- Gardens To Two Sides
- Quiet Residential Area
- Well Maintained By The Current Owners
- EPC E



1ST FLOOR
298 sq.ft. (27.6 sq.m.) approx.



GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.

Visitors viewing this property should be aware that the accuracy of the floor plan, measurements of rooms and any other areas and dimensions, is based on the information provided to us by the vendor. The vendor, Ashtons, does not accept any responsibility for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only. Purchasers should 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.



Melcombe Avenue
Strensall, York
YO32 5BA

Offers Over £230,000



A well maintained end townhouse set within a popular residential area of Strensall and offered for sale with no onward chain. The property has been in the same ownership for many years and, while it would now benefit from the installation of central heating and some light cosmetic updating, it has clearly been well cared for and presents an excellent opportunity for a buyer looking to add value.

The accommodation includes a bright living room, kitchen and rear lobby, with two bedrooms to the first floor, one double and one single, along with the bathroom. The house is attached on one side to the staircase of an adjoining apartment and on the other side to a mid terrace house, giving a sense of space and privacy not often found in similar properties.

Externally the plot is a real feature. There is a generous garden, a driveway and a detached garage, along with an additional side garden and a characterful covered archway with a door leading into the property. The walled garden is ideal for low maintenance enjoyment and the arrangement provides a range of options for landscaping or future improvements.

An appealing home in a sought after village setting, sure to attract interest from first time buyers, downsizers and investors alike. Early viewing is advised.

A selection of rooms have been dressed using AI for illustrative purposes.

OFFERED WITH NO ONWARD CHAIN

Council Tax Band - B

