



Ashtons

Rosecroft Way, Off Shipton Road, York, YO30 5FN

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Offers In Excess Of £280,000



A superbly renovated two-bedroom end townhouse, positioned in a quiet cul-de-sac to the west of York, offering stylish, energy-efficient living and a particularly generous plot.

The current owner has carried out a comprehensive refurbishment since purchasing the property. The home has been thoughtfully upgraded throughout, with the installation of an air source heat pump, solar panels, and a striking open-plan kitchen and dining space, all designed to maximise comfort and minimise running costs.

The internal accommodation is well presented throughout and comprises an entrance hall leading into a bright and spacious living room with under stairs storage. To the rear, the heart of the home is the beautifully appointed kitchen/dining room, featuring contemporary units, integrated appliances, and French doors opening onto the enclosed rear garden.

To the first floor are two well-proportioned double bedrooms, including a dual-aspect principle bedroom, along with a modern family bathroom.

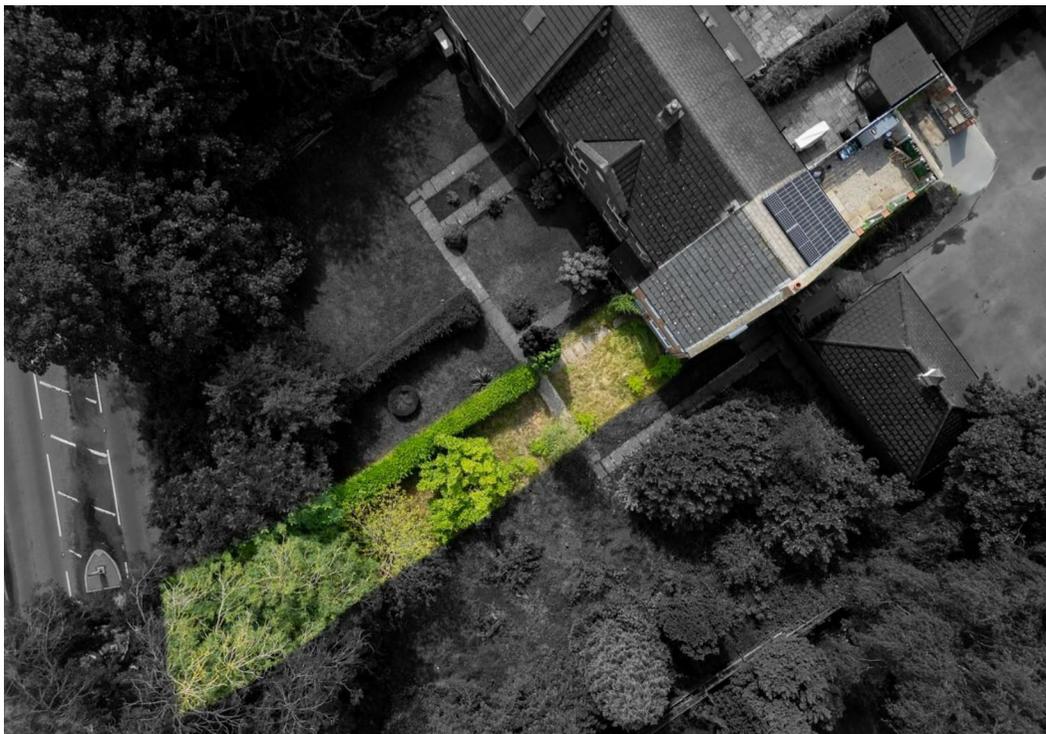
Externally, this home enjoys a particularly large plot to the front privately owned by the property providing an excellent opportunity for further landscaping or outdoor entertaining space (subject to necessary consents). There is also off-street parking to the rear with an EV charger, and a low-maintenance garden.

This attractive home offers the rare combination of modern eco-conscious upgrades and a spacious plot in a well-connected residential location, close to shops, schools, a post office and pub, with excellent transport links including the nearby park and ride and riverside cycle route.

Early viewing is highly recommended.

Council Tax Band C

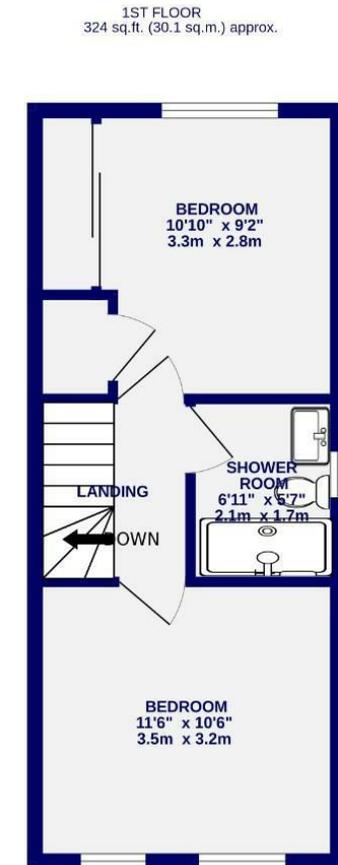
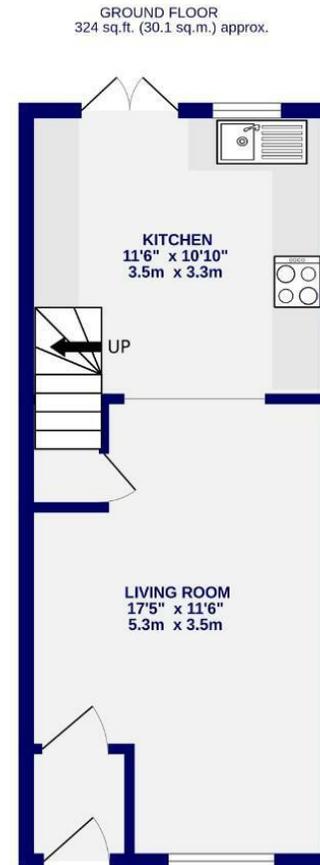




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Freehold
Council Tax Band - C

- End Terrace
- Two Double Bedrooms
- Driveway Parking
- Large Plot
- Air Source Heat Pump & Solar Panels
- Sought After Location
- EPC B



TOTAL FLOOR AREA: 648 sq.ft. (60.2 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/shed 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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