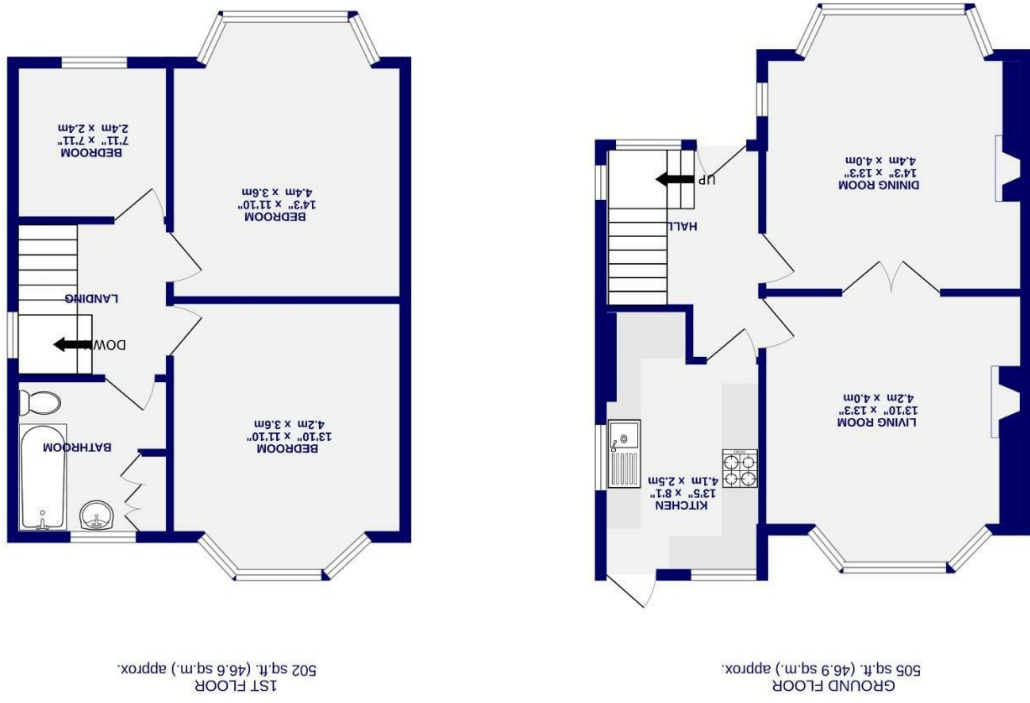


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

# Water Lane , York YO30 6PJ

Freehold  
Council Tax Band - D

- Detached Family Home
- Three Bedrooms
- Generous Plot
- Sought After Water Lane Location
- Walking Distance To The City
- Close To Highly Regarded Local Schools
- Scope To Modernise Or Extend (STPP)
- No Onward Chain
- Rare Opportunity
- EPC D



Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other items are approximate. It is advised to take the measurements on the day of the viewing. Floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Any dimensions are to the internal walls and appliances shown have not been tested and no guarantee as to their operation. Made with Metropix 02025



Water Lane  
, York  
YO30 6PJ

Offers Over £375,000



Ashtons Estate Agents are delighted to bring to the market this much loved, detached three bedroom family home. Situated on Water Lane, close to Clifton Green and a selection of highly regarded schools, the property enjoys an excellent location with a wealth of local amenities nearby and is within comfortable walking distance of York city centre. Standing proudly on an enviable, generous plot, this is a rare opportunity to acquire a detached home on a street where semi-detached properties are more typically found.

Upon entering the property through the charming porch, you are welcomed into a traditional and inviting hallway, immediately struck by the abundance of character and natural light that flows throughout the home via the original bay windows. To the front of the property is a well-proportioned dining room, with glazed double doors opening through to the living room positioned to the rear. These versatile reception rooms provide ideal spaces for both family living and entertaining. The kitchen is also located to the rear and enjoys pleasant views over the established garden.

To the first floor are two substantial double bedrooms, along with a third bedroom that would be ideal as a nursery, home office, or guest room. The house bathroom completes the accommodation on this level.

Externally, the property benefits from a driveway providing off-street parking for multiple vehicles, leading to a garage, with a landscaped front garden enhancing the home's appearance. A charming archway with gated access leads through to the private rear garden, which features mature shrubs, well-defined borders, and areas ideal for outdoor entertaining, further adding to the property's character.

This wonderful example of a traditional family home has been lovingly maintained and now offers excellent potential to modernise or extend, subject to the necessary planning permissions. The property is offered to the market with no onward chain.

