



4 Askham Croft
York
YO24 3FD

Guide Price £177,500



ACCOMMODATION

A truly beautifully presented modern 2 double bedroom house with a fitted kitchen/dining room, tucked away in a cul de sac within this residential area 2.6 miles south west of York's city walls.

A handy entrance lobby opens into the spacious lounge decorated in neutral tones all set off by a cream carpet and featuring a gas coal effect fire with a marble surround and hearth. The kitchen/dining room has a window and door to the rear garden and is fitted with a range of wall and base units with wood effect worktops. There are integrated appliances including a gas hob with stylish stainless steel and glass extractor hood over, a matching electric oven/grill, a fridge/freezer, washing machine and recessed ceiling spotlights.

On the first floor there are 2 double bedrooms both with fitted wardrobes. The bathroom/WC has a three piece white suite and

fitted cupboards with an inset sink unit, shower over the bath, tiled floor, part tiled walls, heated towel rail and ceiling spotlights.

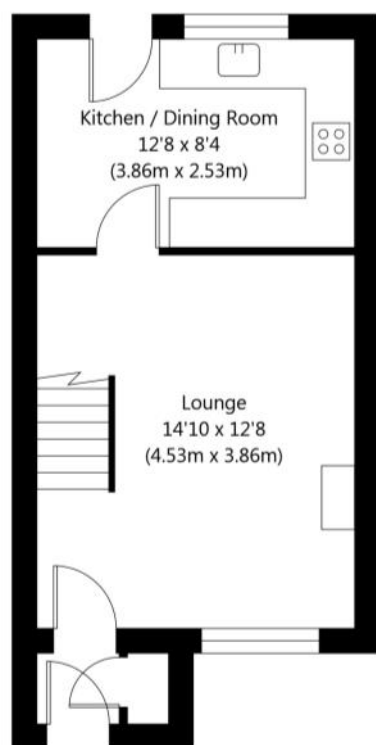
The property has gas central heating, double glazing and an Energy Performance rating (EPC) of C.

There is a brick paved driveway providing two off street parking spaces to the front. The rear garden has a lawn surrounded by a pathway, patio and flower borders as well as a garden shed.

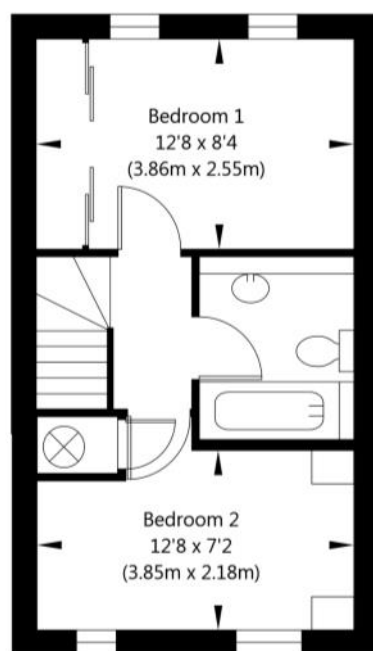
The outer ring road (A1237) is 1.4 miles to the north west which connects with the A64 making the property ideal for commuting to Leeds and the south. The extensive shopping parade at Acomb is 1.1 miles to the north east.

COUNCIL TAX

Band B – 201452016 approximately £1122.26



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 317 SQ FT / 29.46 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 298 SQ FT / 27.65 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 615 SQ FT / 57.11 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.



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