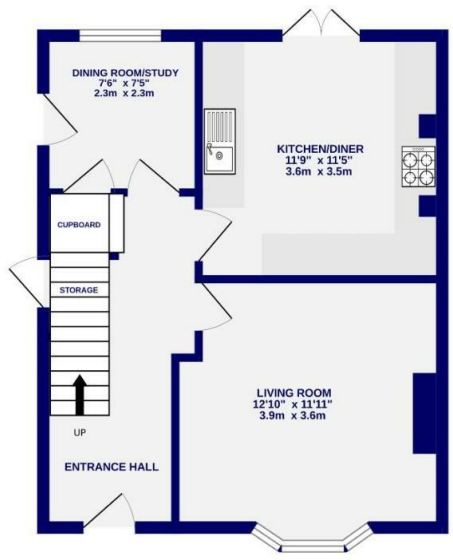
Woodlea Avenue
, York
YO26 5JX

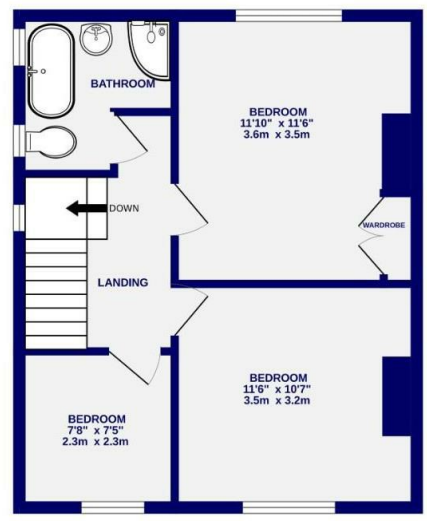
Freehold
Council Tax Band - B

- Traditional Three Bedroom Semi Detached Home
- Three Well Proportioned First Floor Bedrooms
- Superb Kitchen Space With Patio Doors
- Generous Plot With Elevated Position
- Light Filled Front Aspect Living Room
- Flexible Dining Study Or Playroom
- Sought After Acomb Location
- Established Rear Garden With Patio Area And Garage.
- Four Piece Family Bathroom Suite
- EPC C

GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 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/stores 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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£275,000

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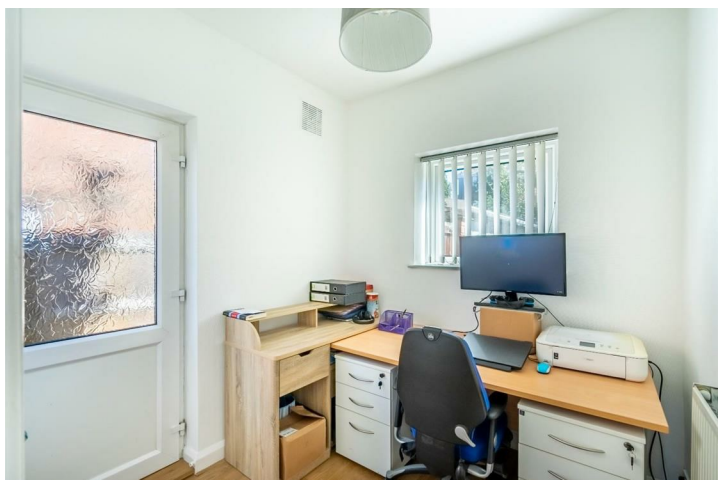
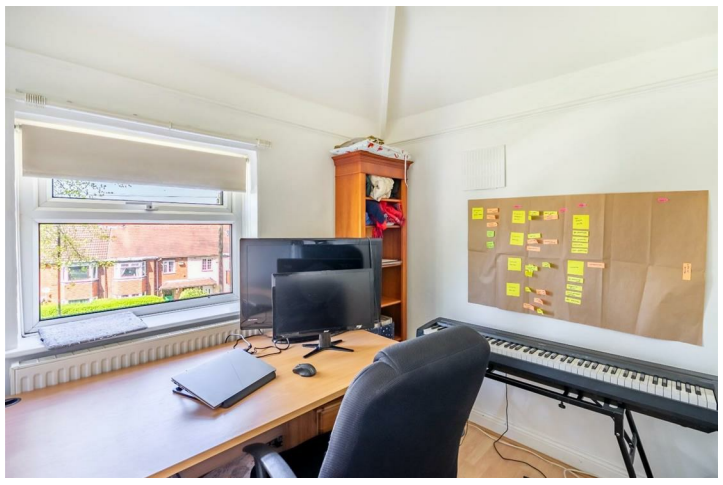
A traditional three-bedroom semi-detached family home situated in this sought-after and convenient location in Acomb, just a short walk from a wide range of shops, cafes and local amenities. This well-maintained family home occupies a generous plot and offers versatile living space, ideal for modern family life. Set back and slightly elevated from the tree-lined road, the property enjoys a pleasant outlook and a sense of privacy.

An entrance hall leads through to a light-filled living room positioned to the front of the property, creating a welcoming and comfortable reception space. To the rear is a superb fitted kitchen with patio doors opening directly onto the tiered rear garden. The kitchen flows through to a flexible dining area, which can also be used as a study or playroom, with further access to the side of the property.

To the first floor are three well-proportioned bedrooms, along with a generous four-piece house bathroom finished in neutral tones.

Externally, the property benefits from a a small lawn area, a driveway to the front leading to the garage, and to the rear a beautifully established garden with patio seating area, perfect for relaxing and entertaining.

Offered with no onward chain, this is an excellent opportunity in a popular residential area, and an early inspection is highly recommended to fully appreciate the space and setting on offer.