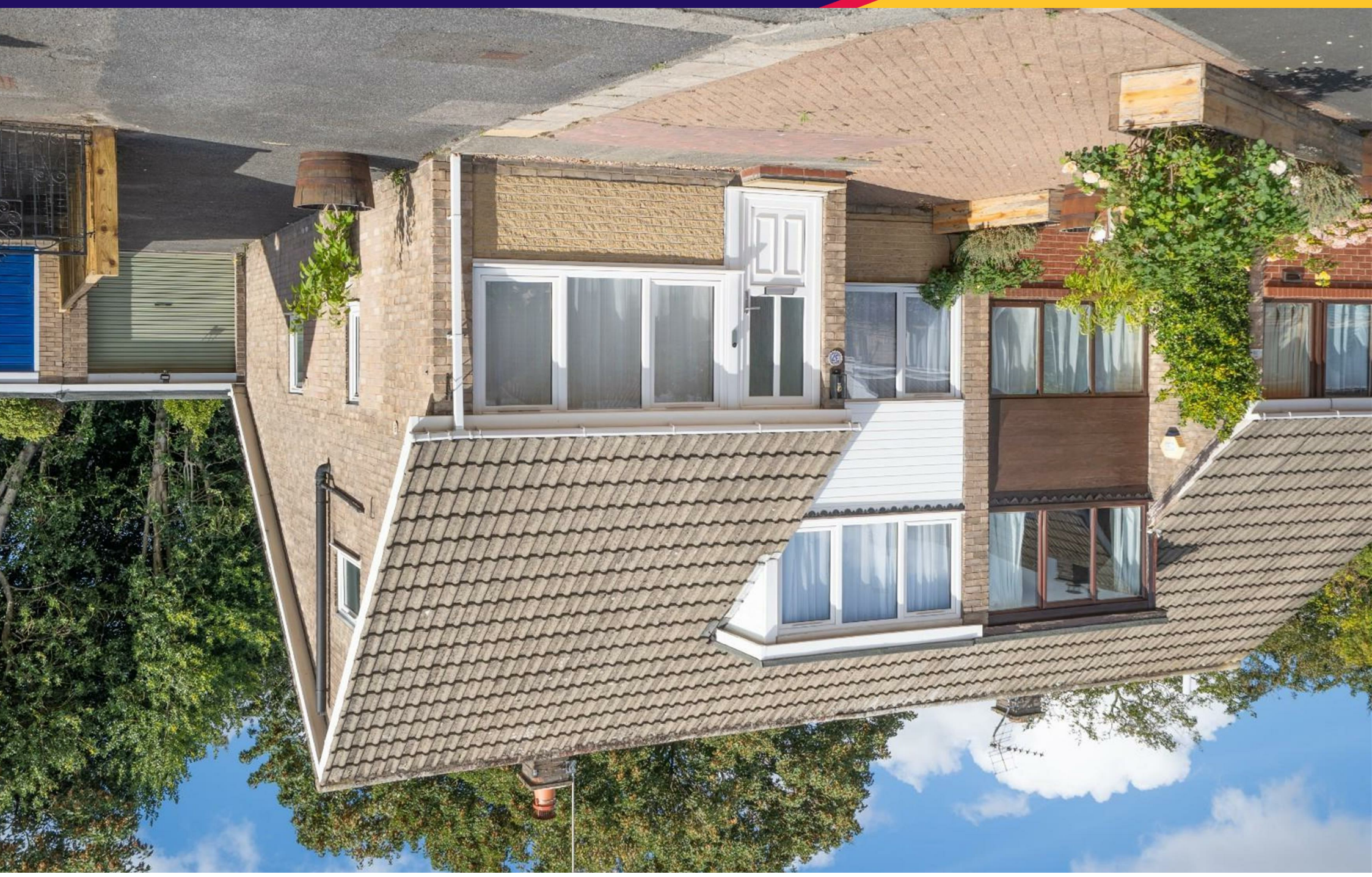
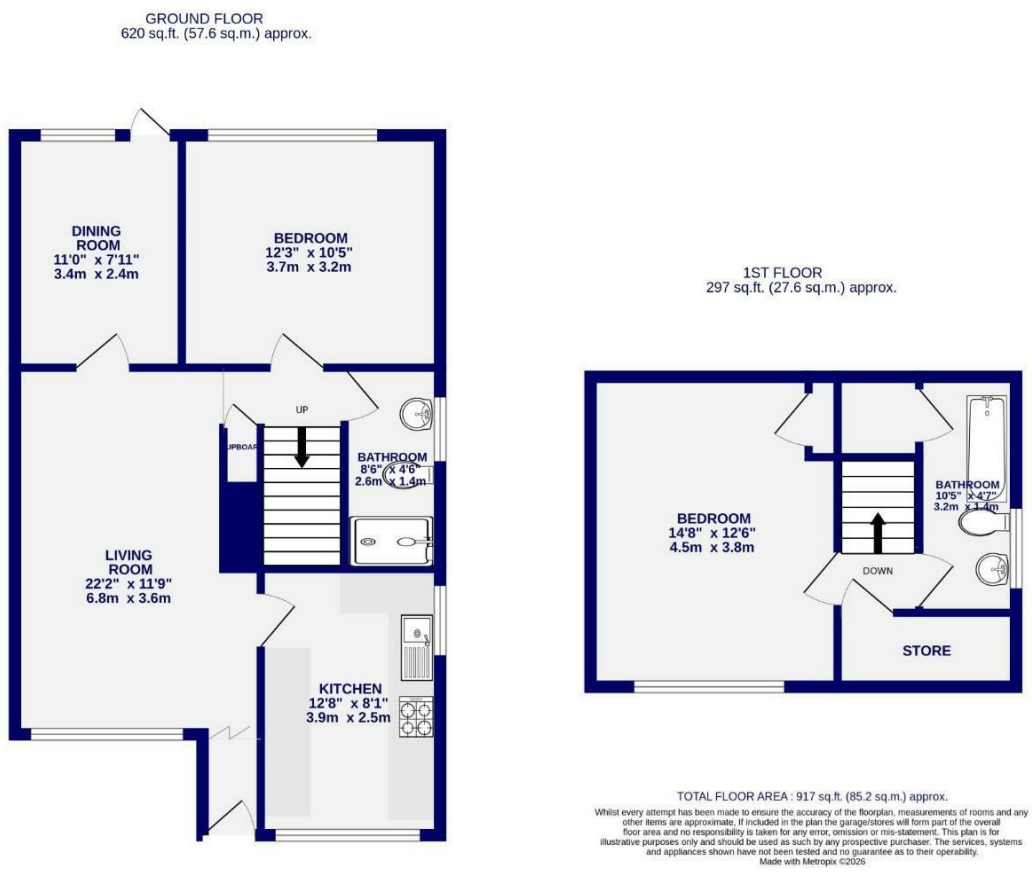


The Paddock
, York
YO26 6AW

Freehold
Council Tax Band - C

- Two-Bedroom Semi-Detached Dormer Bungalow
- Flexible Ground-Floor Accommodation
- Generous Principal Bedroom
- Spacious And Versatile Living Space
- Private Rear Garden & Patio
- Driveway, Garage & Cul-De-Sac Position
- Popular York Location
- EPC C



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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

The Paddock

, York

YO26 6AW

£300,000

2 2

A beautifully presented two-bedroom semi-detached dormer bungalow, occupying a peaceful end-of-cul-de-sac position with flexible accommodation, private garden and garage.

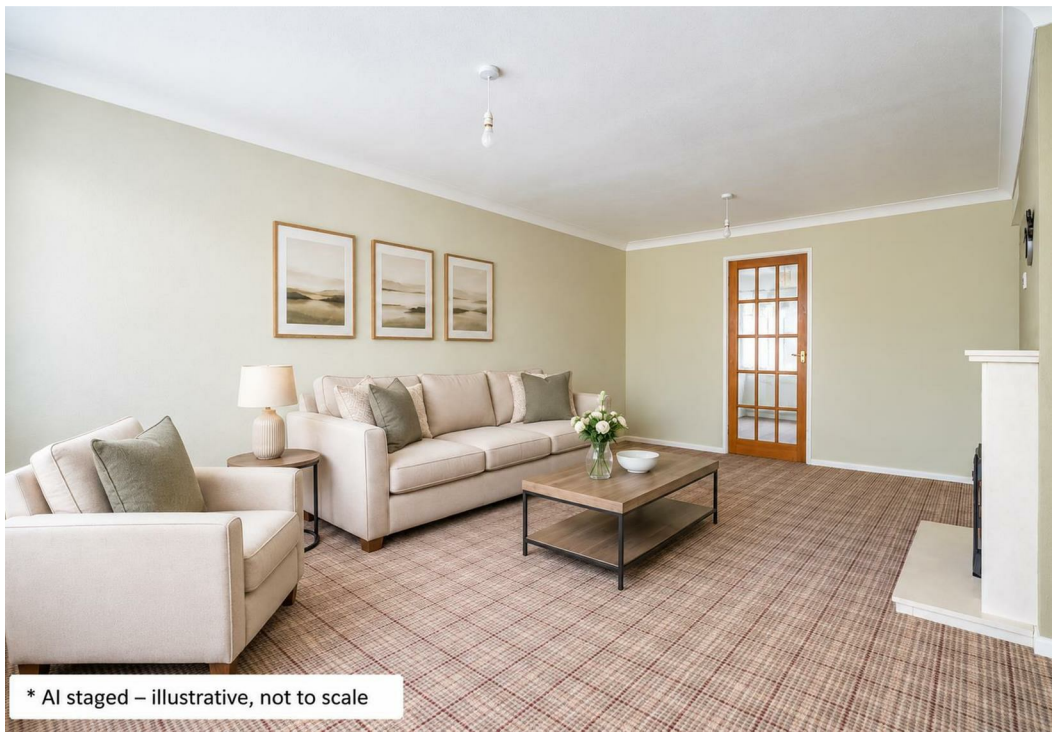
Situated in a popular residential area of York, the property offers convenient access to local amenities, transport links and surrounding countryside, whilst providing a quiet and private setting. The combination of a ground-floor bedroom and wet room makes the property particularly appealing to downsizers, while the versatile accommodation also offers excellent flexibility for modern living.

The welcoming entrance porch leads into a good-sized living room, newly carpeted and featuring a new gas fire with limestone surround and hearth. The well-appointed kitchen is larger than many comparable properties, benefiting from previous alterations which have created additional internal space.

A versatile additional reception room provides access to the rear garden and could be used as a home office, study, snug or occasional third bedroom. The ground floor also provides a generous double bedroom and a recently installed wet room with walk-in shower.

To the first floor is a large principal bedroom with useful adjoining eaves space, offering potential for a dressing area, office or storage. A modern three-piece bathroom with shower over the bath completes the accommodation.

Outside, the property enjoys a private, enclosed rear garden with newly paved patio and raised lawn, together with a brick-paved driveway providing parking for two cars. A garage with electric door and power, plus a potting shed with new roof, provide excellent additional storage.

Significantly improved by the current owner, including new uPVC windows, boiler, carpets, flooring, bathrooms, shower, driveway and garden improvements, the property is presented in excellent condition and offers genuine turnkey appeal.

*Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included