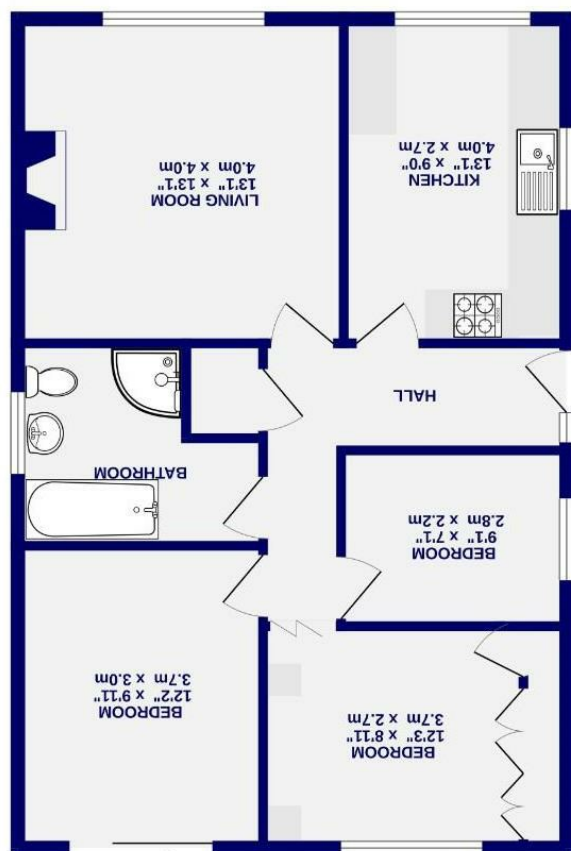


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Gable Park Rufforth, York YO23 3RN

Freehold
Council Tax Band - D

- Detached Bungalow
- Three Bedrooms
- Front & Rear Gardens
- Garage & Driveway
- Popular Residential Setting
- Opportunity For Updating
- No Onward Chain
- EPC E



GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and fittings are approximate and should not be relied upon as a guide only. It is advised that the purchaser should verify the measurements and fittings themselves. The vendor, Ashtons, does not accept any responsibility for errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any purchase agreement. The vendor, Ashtons, and its agents, do not warrant the accuracy of the floorplan and its contents. The plan is for illustrative purposes only and should not be used as a basis for any purchase agreement. The vendor, Ashtons, and its agents, do not warrant the accuracy of the floorplan and its contents. The plan is for illustrative purposes only and should not be used as a basis for any purchase agreement. The vendor, Ashtons, and its agents, do not warrant the accuracy of the floorplan and its contents.



Gable Park
Rufforth, York
YO23 3RN

£345,000



Located in the ever-popular village of Rufforth, within easy reach of York, its surrounding suburban areas, and offering convenient access to the outer ring road and A64, is this well-maintained three bedroom detached bungalow. Enjoying a quiet cul-de-sac position, this lovely home is offered with no forward chain and presents an ideal opportunity for those looking to downsize.

The accommodation comprises an entrance hall leading through to a generous lounge and a well-proportioned breakfast kitchen. There are three comfortable bedrooms and a spacious bathroom, while the property itself has been well cared for and offers excellent potential for modernisation to suit individual taste.

Externally, there are low-maintenance gardens to the front and rear, with the enclosed rear garden providing a peaceful outdoor space. A block-paved driveway and detached single garage complete this attractive home, offering both convenience and ample storage.

Offered no onward chain, early viewing highly recommended.

Council Tax Band D

