



48 Ashley Park Road  
York, YO31 1JY  
Guide Price £300,000



**NO ONWARD CHAIN!** Situated in the highly sought-after Heworth area of York, this well presented three bedroom semi-detached bungalow is offered to the market with no onward chain, making it an ideal opportunity for those looking for a straightforward move. Upon entering, you are welcomed into a central hallway which provides access to the home's well-planned accommodation including the kitchen with a generous range of wall and base units, separate dining room with French doors opening directly onto the rear garden, lounge featuring an attractive fireplace, three well-proportioned bedrooms, plus a large family shower room. Outside, the private rear garden provides a peaceful retreat, beautifully established with an array of colourful trees, shrubs, and plants, creating a tranquil setting to relax and enjoy throughout the seasons plus a driveway to the front providing off-street parking for two vehicles. The property enjoys excellent access to local amenities, well regarded schools and regular transport links.



## Entrance Hall

Entrance door, doors to;

## Lounge

13'5 x 12'9 (4.09m x 3.89m)

Bay window, coving, single panelled radiator, TV point, power points

## Dining Room

13'5 x 8'6 (4.09m x 2.59m)

French doors to garden, two single panelled radiators, power points



## Kitchen

13'5 x 10'8 (4.09m x 3.25m)

Windows to two sides, wall and base mounted units, inset sink, eye level double oven, gas hob, space and plumbing for appliances, power points

## Bedroom 1

12'5 x 9'6 (3.78m x 2.90m)

Window, fitted wardrobes double panelled radiator, power points





### Bedroom 2

13'3 x 9'6 (4.04m x 2.90m)

Window, double panelled radiator, power points

### Bedroom 3

12'4 x 7'6 (3.76m x 2.29m)

Window, single panelled radiator, power points

### Shower Room

8'7 x 7'8 (2.62m x 2.34m)

Opaque window, large walk-in shower cubicle, vanity unit housing wash hand basin, low level WC

### Outside

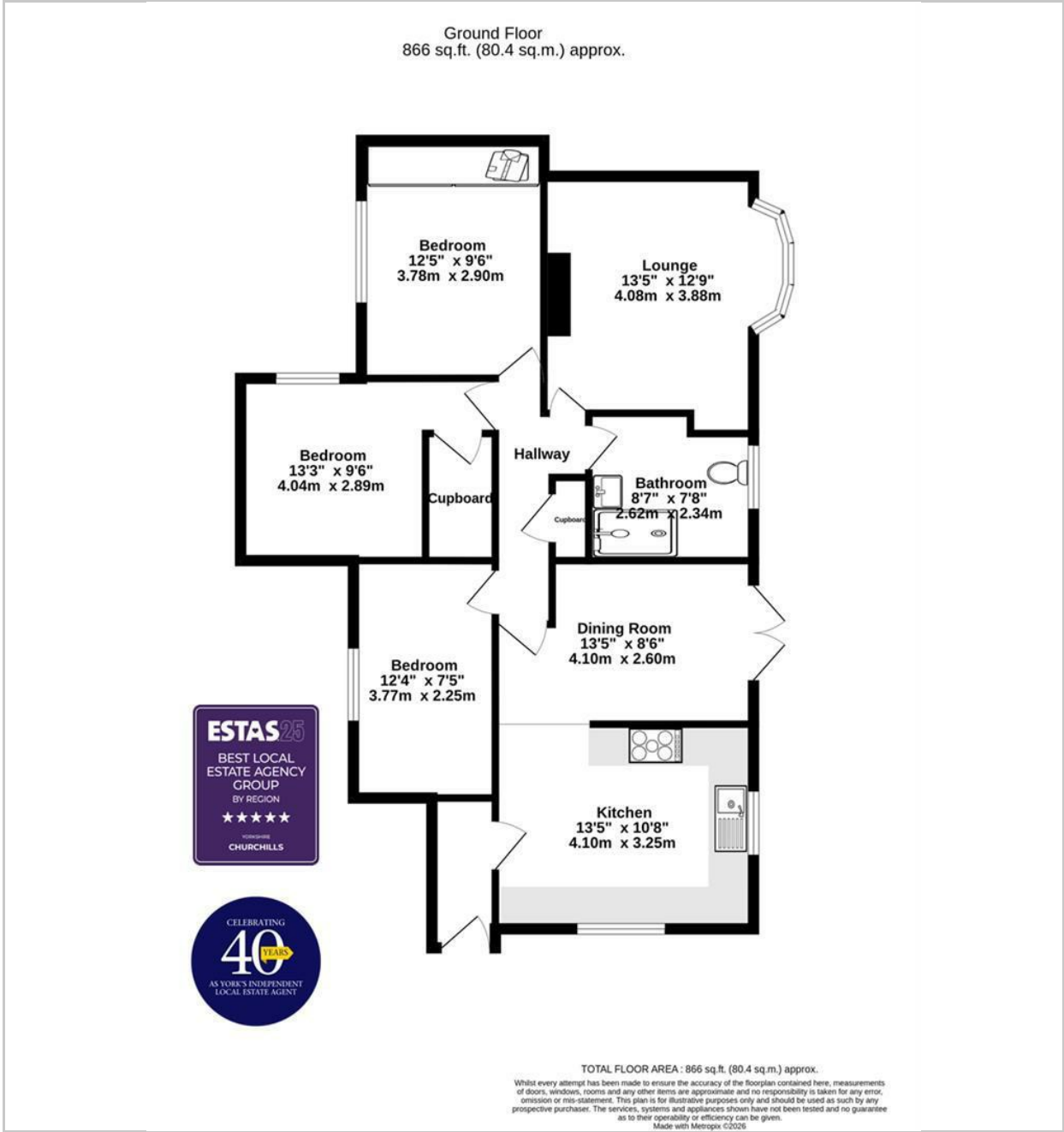
To the front is a driveway providing off-street parking for two vehicles whilst to the rear is a private, beautifully established garden with an array of colourful trees, shrubs, and plants, patio area with pergola and gate to front.

### Agents Note:

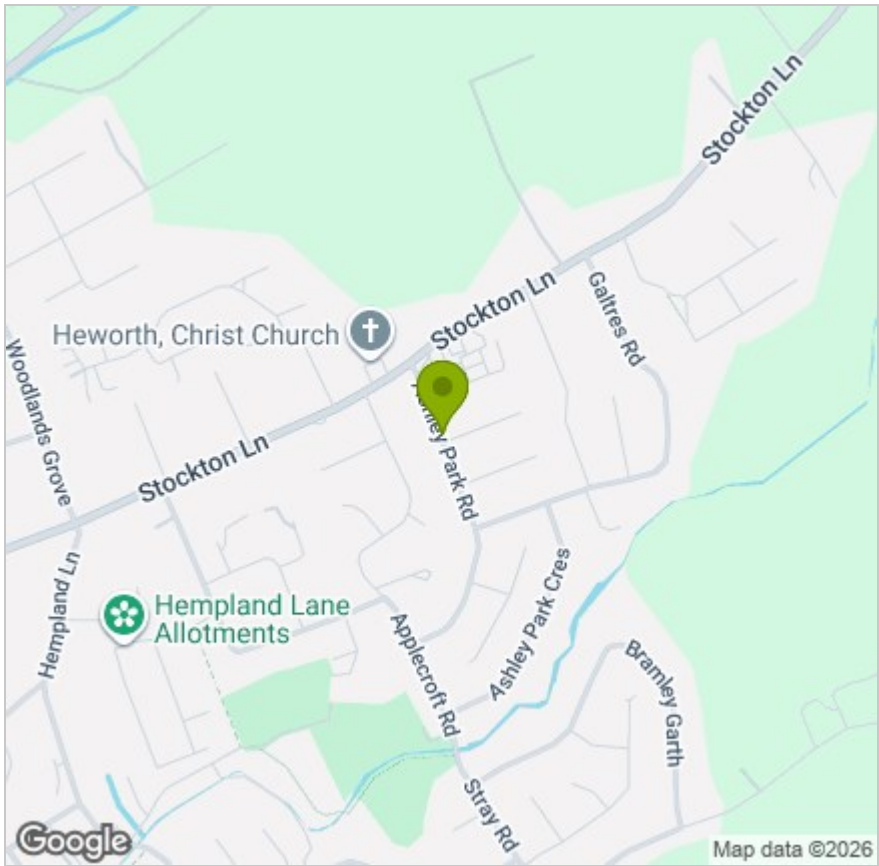
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



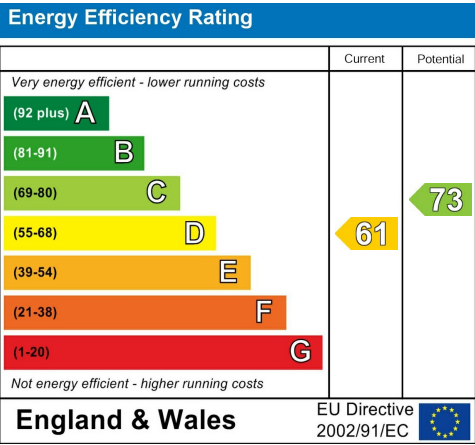
FLOOR PLAN



LOCATION



EPC



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