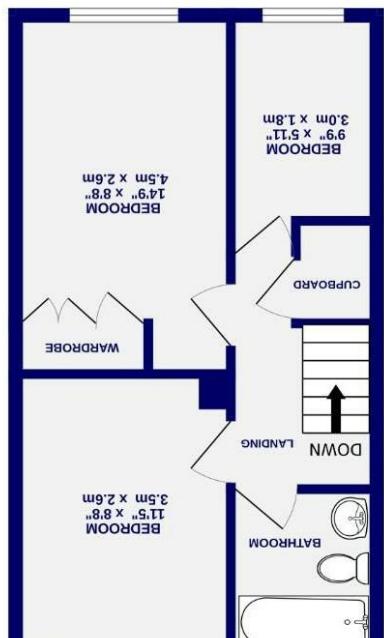


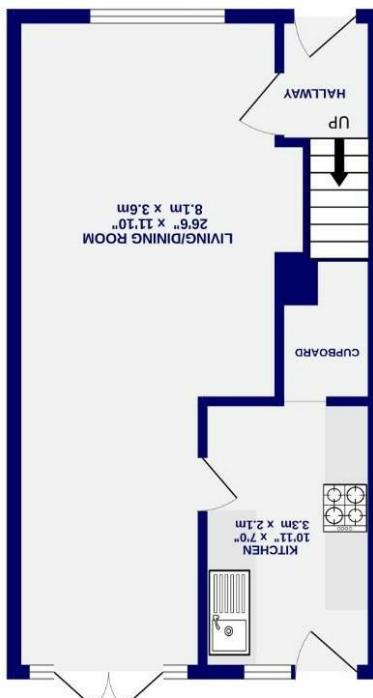
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement 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 statements, measurements 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.

Area: Net: Measured 384 sq.m.
Liberation of space: 0.00 sq.m.
Total: 384 sq.m. (35.7 sq.m.) approx.
TOTAL FLOOR AREA: 758 sq.m. (71.4 sq.m.) approx.



1ST FLOOR

384 sq.m. (35.7 sq.m.) approx.



GROUND FLOOR

384 sq.m. (35.7 sq.m.) approx.

- EPC - D
- Lovely Sized Garden
- Off-Street Parking
- New Central Heating System
- Modern Thoroughout
- Three Bed Terraced Property
- Council Tax Band - B
- Freehold
- York, Houndsway YO24 3NQ



Houndsray
York,
YO24 3NQ

£270,000

 3  1

Perfectly positioned for modern living, the property benefits from excellent bus routes into York city centre, convenient access to the Askham Bar Park & Ride, and easy links to the A64, making it an ideal choice for commuters to Leeds and beyond.

Internally, the home offers a contemporary feel throughout. The modern kitchen is well equipped with freestanding appliances and provides a practical and stylish space for everyday use. To the rear, a spacious open-plan lounge diner creates a welcoming hub of the home, with sliding doors opening directly onto the garden.

The first floor continues to impress, featuring a smart, fully tiled three-piece white bathroom suite. There are three bedrooms in total: two generous double rooms, with the principal bedroom enjoying a pleasant outlook over the leafy front elevation, and a third bedroom well suited for a nursery, home office, or single bedroom.

Externally, the rear garden is a good size and thoughtfully laid out, offering a patio seating area and a small shed at the end for additional storage. A rear gate provides convenient access to the parking area and street beyond.

Offered to the market with no onward chain, this property is expected to attract strong interest thanks to its sought-after location, practical layout, and competitive price point. Early viewing is highly recommended.

Council Tax Band B

