

MADE WITH RECYCLED PAPER

- Freehold
Council Tax Band - C

1ST FLOOR
391 sq. ft. (36.3 sq.m.) approx.

The 1st floor plan features three bedrooms, a bathroom, a landing, and a dining area. The layout includes:

- Bedroom:** 11'8" x 8'9" (3.6m x 2.7m) - Top left.
- Bedroom:** 14'8" x 8'9" (4.5m x 2.7m) - Middle left.
- Bedroom:** 10'0" x 6'1" (3.1m x 1.9m) - Bottom left.
- Bathroom:** 6'4" x 6'1" (1.9m x 1.9m) - Top right.
- Landing:** Central area with stairs labeled "UP" and "DOWN".
- Dining Area:** 11'8" x 8'9" (3.6m x 2.7m) - Bottom right.



Tarbert Crescent
Woodthorpe, York
YO24 2XD

£300,000

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Well-presented three bedroom detached home, offered with no onward chain, positioned at the end of a peaceful cul-de-sac in the popular residential area of Woodthorpe. This attractive property offers generous living space, a private rear garden and excellent access to York's outer ring road and city centre, making it an ideal choice for families.

On entering the property, the hallway leads through to the principal reception space. The lounge diner runs the full depth of the house, enjoying natural light from windows to both the front and rear, with an elegant feature fireplace creating a welcoming focal point. The kitchen is fitted with a range of wall and base units, integrated double oven with hob and extractor, and a dishwasher, with a separate utility area providing additional practicality.

To the first floor, the landing includes a useful storage cupboard and leads to three bedrooms along with the family bathroom, complete with bath and shower over, wash basin and W.C.

The property sits behind a lawned front garden with a paved driveway giving off-street parking and access to the attached garage. To the rear is an enclosed garden, laid mainly to lawn with a patio seating area, an ideal space for family enjoyment and entertaining.

Tarbert Crescent is a quiet cul-de-sac within Woodthorpe, a sought-after area offering a variety of local amenities, well-regarded schools and regular bus services into the city centre. The property also benefits from quick access to York's outer ring road and major commuter links.

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