



Rosemary Road

York

YO24 3FQ

60% Shared ownership

£204,000



Situated within the popular Lowfield Green development, this beautifully presented semi-detached home enjoys easy access to Acomb Front Street's shops, cafés and amenities, whilst York city centre, the railway station and outer ring road are all within easy reach. Well placed for a range of local schools, the property offers stylish, light-filled accommodation ideally suited to modern family living.

The accommodation opens with an entrance hallway and ground floor WC. To the front is a contemporary kitchen diner, whilst to the rear a spacious open-plan living and dining area is flooded with natural light from bi-fold doors, creating a wonderful space for both everyday living and entertaining.

To the first floor, the bright principal bedroom features a striking floor-to-ceiling window and a stylish en-suite shower room. A further generous double bedroom also enjoys excellent natural light, whilst the third bedroom provides flexibility as a nursery, study or home office. A modern family bathroom completes the accommodation.

Outside, the property boasts a larger-than-average enclosed rear garden, thoughtfully arranged with a lawn, patio, decked entertaining area and summer house, creating a private and enjoyable outdoor retreat. Block-paved parking to the side includes an EV charging point.

Early viewing is strongly recommended to appreciate the light, space and quality this lovely home has to offer.

Leasehold

Length of lease- 121 years remaining

Monthly charges - £351.12

Maintenance charge - £15pcm

Council Tax Band- C

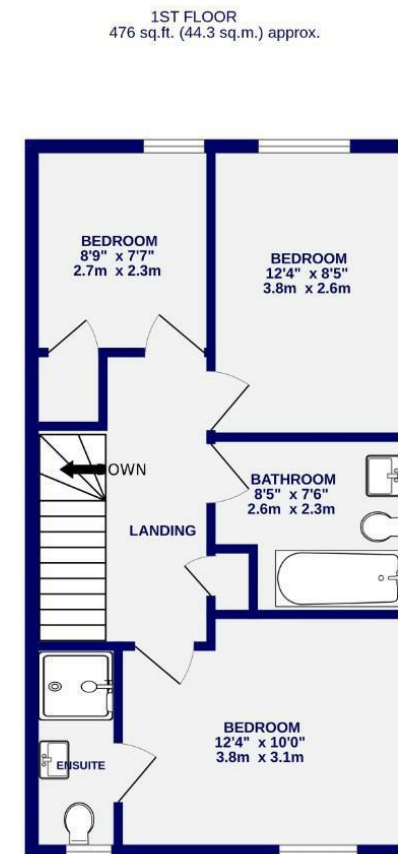
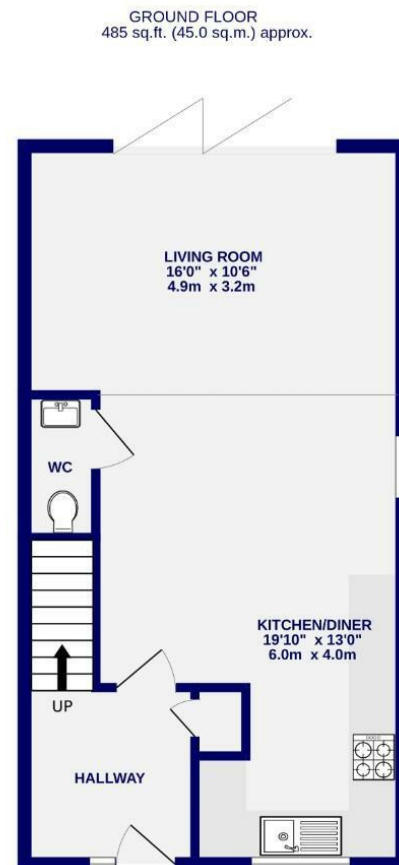




Rosemary Road York YO24 3FQ

Leasehold
Council Tax Band - C

- Three Bedroom Semi-Detached House
- Bright And Spacious Open Plan Living
- Modern Fitted Kitchen With Intergrated Appliances
- Master Bedroom With En Suite
- Lawned Rear Garden With Decked Seating Area
- Blocked Paved Driveway With EV Charging Point
- Convenient Location Close To Acomb Front Street
- EPC B



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the girders/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

Made with Metropix ©2025

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.