Ashtons

Larchfield, York, YO31 1JS

Larchfield
York
YO31 1JS

£325,000

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Located in the highly sought-after area of Heworth, this unique three-bedroom dormer bungalow occupies a peaceful position within the quiet cul-de-sac of Larchfield. Offering a versatile layout, attractive private garden and excellent parking, the property is beautifully presented throughout and offered with no onward chain. The location is particularly convenient, with easy access to York city centre, the outer ring road and Monks Cross, together with a wide range of local amenities.

The property is entered through the stylish modern kitchen, which features sleek dove-grey wall and base units, generous worktop space and a practical layout. The central hallway provides access to the ground-floor rooms, including the bathroom, separate WC and a versatile third bedroom positioned to the rear. This room would work equally well as a home office, guest bedroom or additional reception space. The impressive living and dining room stretches across the rear of the property and provides a wonderful space for both everyday living and entertaining. French doors open directly onto the patio, creating a lovely connection with the garden and allowing plenty of natural light into the room.

Upstairs are two generous double bedrooms, both enjoying charming dormer windows and fitted wardrobes. The proportions and storage make both rooms comfortable and practical spaces.

Outside, the rear garden is a real feature of the property, with a laid lawn, established planting and a generous patio providing an ideal setting for alfresco dining, entertaining or simply relaxing. To the front and side, the driveway provides secure off-street parking for multiple vehicles and leads to the garage, which benefits from a separate workshop and plumbing for a washing machine.

With its peaceful cul-de-sac position, versatile accommodation, lovely garden and excellent location, this is a rare opportunity to acquire a superbly presented home offered with no onward chain.

AI staged – illustrative, not to scale

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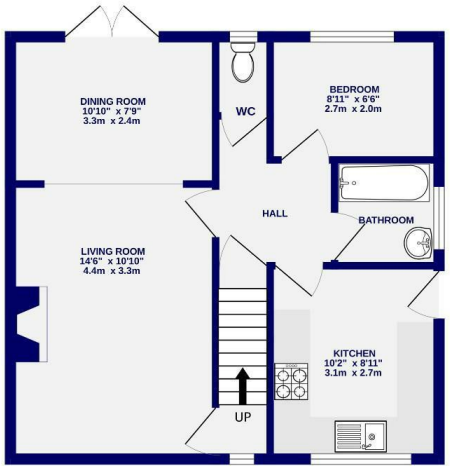
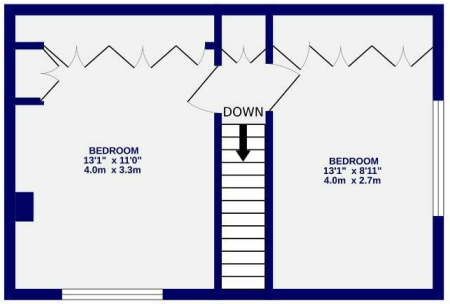
Freehold
Council Tax Band - C

- Three Bedroom Dormer Bungalow
- Spacious Living And Dining Room
- Stylish Modern Fitted Kitchen
- Quiet Heworth Cul-De-Sac
- Two Double Bedrooms With Wardrobes
- Flexible Ground Floor Bedroom
- Private Garden And Ample Parking
- Garage With Separate Workshop/Utility
- No Onward Chain
- EPC D

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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 garage/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.
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