



Oakdale Road
Clifton Moor, York
YO30 4YL

£249,500



Located in the sought-after residential area of Clifton Moor, to the north of York, this charming two-bedroom semi-detached home is set on a surprisingly spacious plot. Owned and lovingly maintained by the same family for many years, the property is ready to move into and would make an ideal first home.

Oakdale Road enjoys a convenient position close to a range of local amenities, including shops, eateries, and regular bus services providing easy access to York city centre and the train station.

Inside, the home opens with a small entrance hall leading into a bright and welcoming reception room. Dual-aspect windows allow natural light to fill the space, and stairs lead to the first floor. At the rear, the kitchen features a range of fitted wall and base units along with ample space for white goods.

Upstairs, you'll find two generously sized double bedrooms, one of which includes built-in storage, along with a modernised three-piece shower room.

Externally, the property enjoys gardens to three sides, with the rear garden benefitting from a desirable west-facing aspect—perfect for enjoying afternoon sun. A driveway to the rear provides off-street parking, and there is further potential at the front to create additional driveway space, subject to the usual consents.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band - B



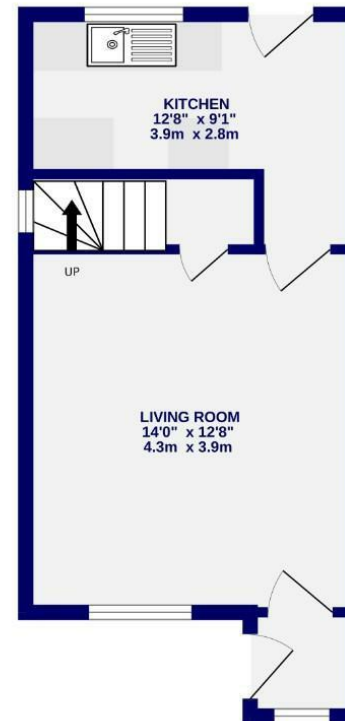


Oakdale Road Clifton Moor, York YO30 4YL

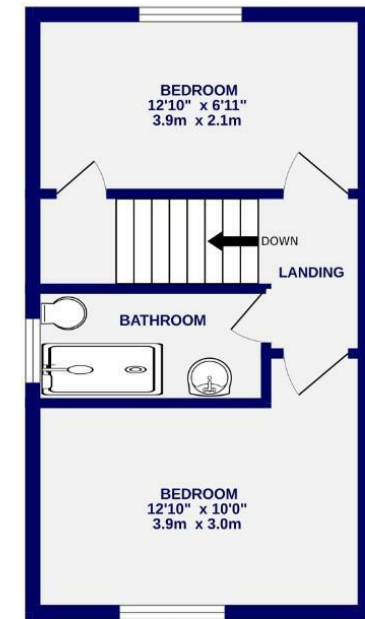
Freehold
Council Tax Band - B

- Semi Detached House
- Two Bedrooms
- Ideal First Home
- Well Presented Throughout
- West Facing Rear Garden
- Off Street Parking
- No Onward Chain
- EPC C

GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 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. It is included in the plan the garage/porch 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 02025

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.