goodmove



00 Chelwood Walk, York, YO26 4UH
Offers in excess of £325,000

A well-proportioned three-bedroom semi-detached home offering approximately 1,196 sq ft of versatile accommodation.

The ground floor comprises a welcoming entrance hall, spacious lounge, separate dining room, kitchen and shower room, while the first floor provides three bedrooms and a further shower room.

The property also benefits from a private driveway and garage, providing excellent storage and parking.

Ideally positioned for easy access to York city centre, with a range of local shops, supermarkets, schools and everyday amenities nearby. York railway station offers regular direct services to London King's Cross and Edinburgh, making the property particularly convenient for commuters.

Key features: Three bedrooms • Approx. 1,196 sq ft • Two shower rooms • Spacious lounge • Dining room • Kitchen • Garage • Private driveway • Excellent access to York city centre • Direct rail links to London and Edinburgh.

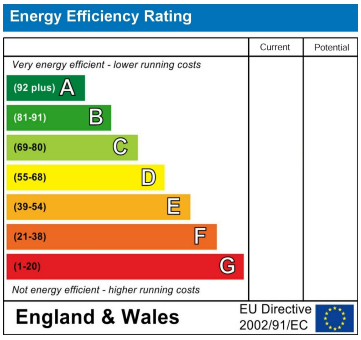


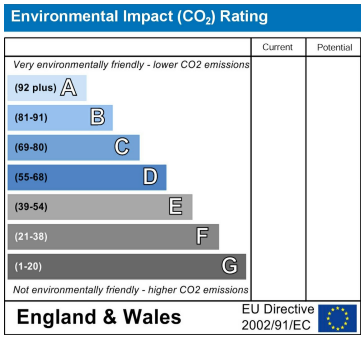




Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.











goodmove

Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk