



Ashtons

Rosecroft Way, Off Shipton Road, York, YO30 5FN

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Offers In Excess Of £280,000



A superbly renovated two-bedroom end townhouse, positioned in a quiet cul-de-sac to the west of York, offering stylish, energy-efficient living and a particularly generous plot.

The current owner has carried out a comprehensive refurbishment since purchasing the property. The home has been thoughtfully upgraded throughout, with the installation of an air source heat pump, solar panels, and a striking open-plan kitchen and dining space, all designed to maximise comfort and minimise running costs.

The internal accommodation is well presented throughout and comprises an entrance hall leading into a bright and spacious living room with under stairs storage. To the rear, the heart of the home is the beautifully appointed kitchen/dining room, featuring contemporary units, integrated appliances, and French doors opening onto the enclosed rear garden.

To the first floor are two well-proportioned double bedrooms, including a dual-aspect principle bedroom, along with a modern family bathroom.

Externally, this home enjoys a particularly large plot to the front privately owned by the property providing an excellent opportunity for further landscaping or outdoor entertaining space (subject to necessary consents). There is also off-street parking to the rear with an EV charger, and a low-maintenance garden.

This attractive home offers the rare combination of modern eco-conscious upgrades and a spacious plot in a well-connected residential location, close to shops, schools, a post office and pub, with excellent transport links including the nearby park and ride and riverside cycle route.

Early viewing is highly recommended.

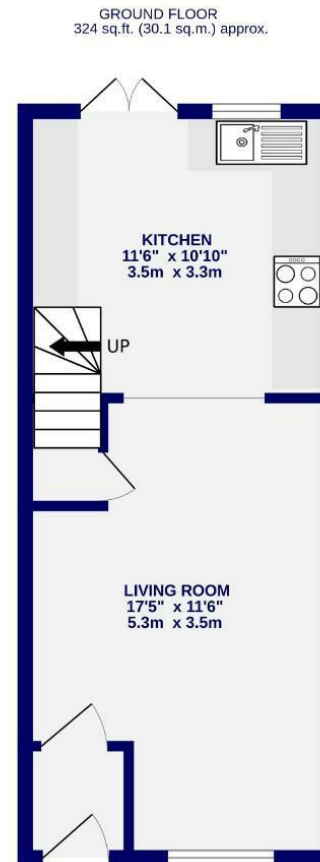
Council Tax Band C



Rosecroft Way Off Shipton Road, York YO30 5FN

Freehold
Council Tax Band - C

- End Terrace
- Two Double Bedrooms
- Driveway Parking
- Large Plot
- Air Source Heat Pump & Solar Panels
- Sought After Location
- EPC B



TOTAL FLOOR AREA: 648 sq.ft. (60.2 sq.m.) approx.

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