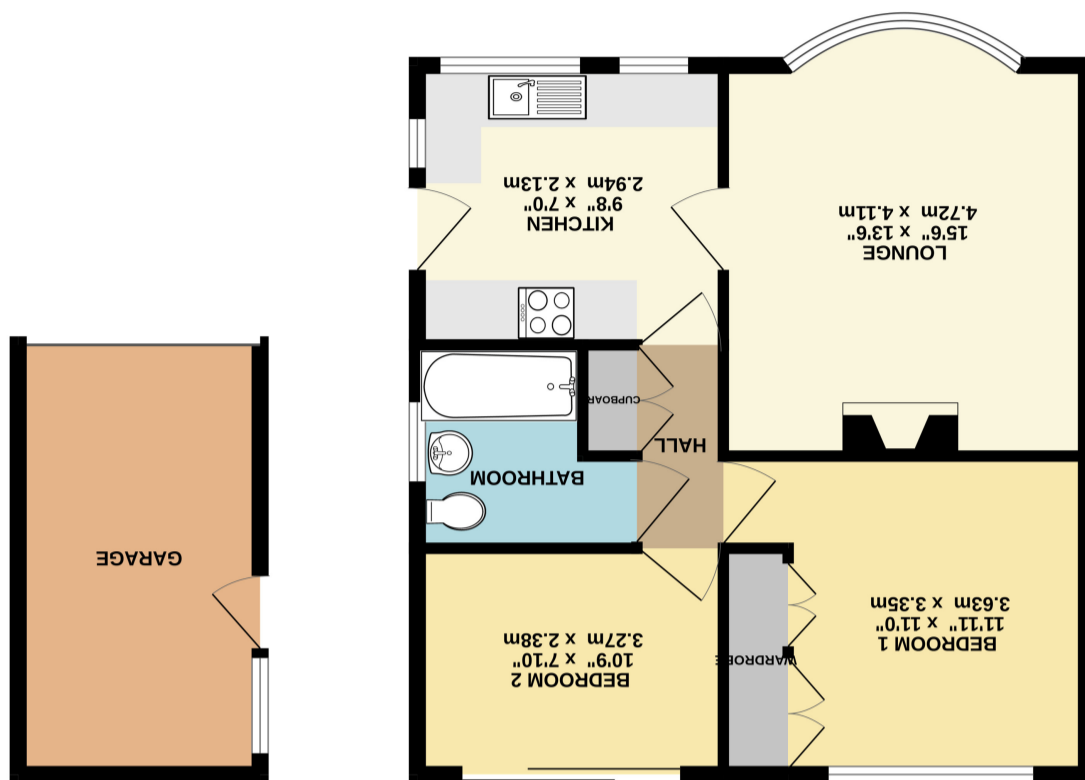


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other area are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix e2023



GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



Ashley Park Road, York YO31 1HW

Offered for sale with the benefit of no onward chain is this bright and spacious semi detached bungalow located in the popular area of Appletree Village. Boasting a larger than average kitchen, lounge with bay window and feature fireplace, two double bedrooms and a modern three piece house bathroom. Externally the property benefits from a driveway and gravelled front garden for ample off street parking, a detached garage and a low maintenance and relatively private landscaped rear garden. Ready to move in to and a great first time buyer / downsize / investment property, this one is likely to receive high interest levels therefore early viewing is recommended.

- No Onward Chain
- Semi Detached Bungalow
- Two Double Bedrooms
- Large Lounge
- Modern Bathroom
- Rear Garden
- Driveway
- Detached Garage

Travelling on Stockton Lane from York City Centre A1036 the turning for Ashley Park Road will be seen on the right hand side, follow the road round to the right where the property will be seen on the left hand side and can be identified by our For Sale sign.

Ashley Park Road situated on the outskirts of York and being accessible for the Centre and A64 that in turn leads to the motorway network. Local shops can be found nearby in Heworth that offers a range of local shops to include Costcutters and Deli. A wider range of facilities can be found at the Monks Cross Retail Park, Vangarde and in the Centre. There are bus routes into the centre and Hempland is the local primary school which is Ofsted rated outstanding.

