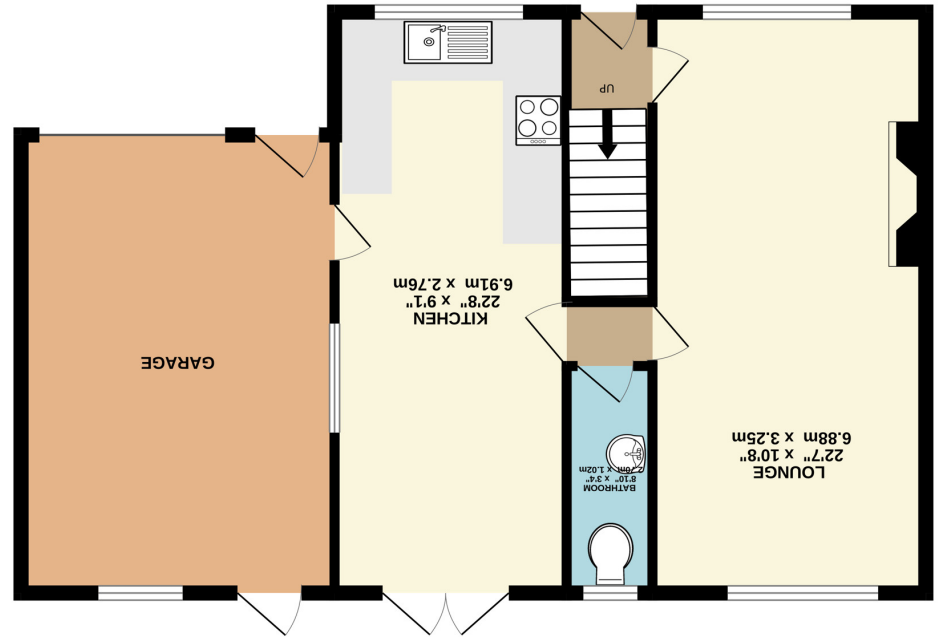
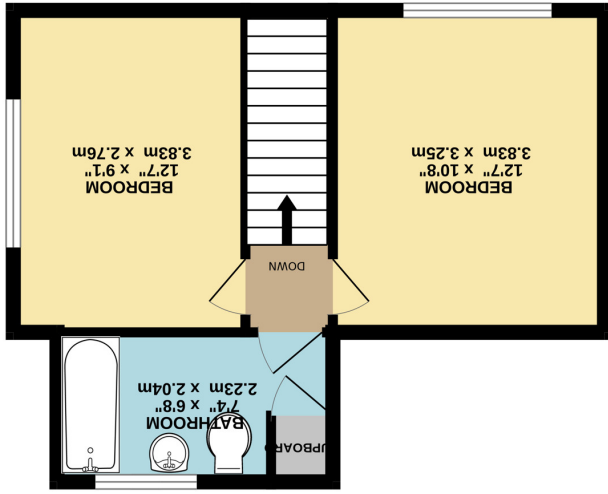


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.
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GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



54 Ashley Park Road, YORK YO31 1JY

Situated on a corner plot is this bright and modern semi detached two bedroom dormer bungalow. The property has been recently refurbished and briefly comprises; a large lounge, modern gloss kitchen with dining area and patio doors leading out to the rear garden, ground floor w/c and an attached garage. To the first floor are two good sized double bedrooms and a modern three piece bathroom. Externally the property benefits from a mature front garden, driveway and an enclosed rear garden. Located in a highly desirable area just off Stockton Lane, this property is perfect for first time buyers, buy to let investors and those wanting to downsize.

Viewing is highly recommended to appreciate the size and standard of accommodation on offer.

- No Onward Chain
- Corner Plot
- Two Double Bedrooms
- Modern Gloss Kitchen
- Modern Bathroom
- Dining Kitchen
- Large Lounge
- Garage

Travelling on Stockton Lane from York take the right hand turning on to Ashley Park Road and the property will be seen on the left hand side. The property can be identified by our for sale sign.

An ideal location off Stockton Lane for access into the City Centre, A64 and A1237. Local shopping facilities can be found in the immediate area and Heworth Village along with Monks Cross and Vangarde. There is a regular bus service into the centre of York and the Ofsted highly scoring Hempland Primary is the local Primary School.

