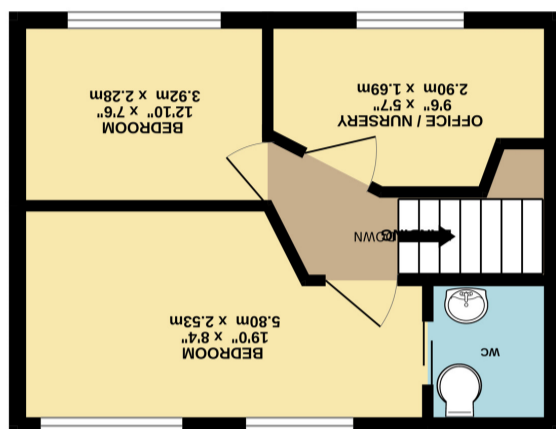
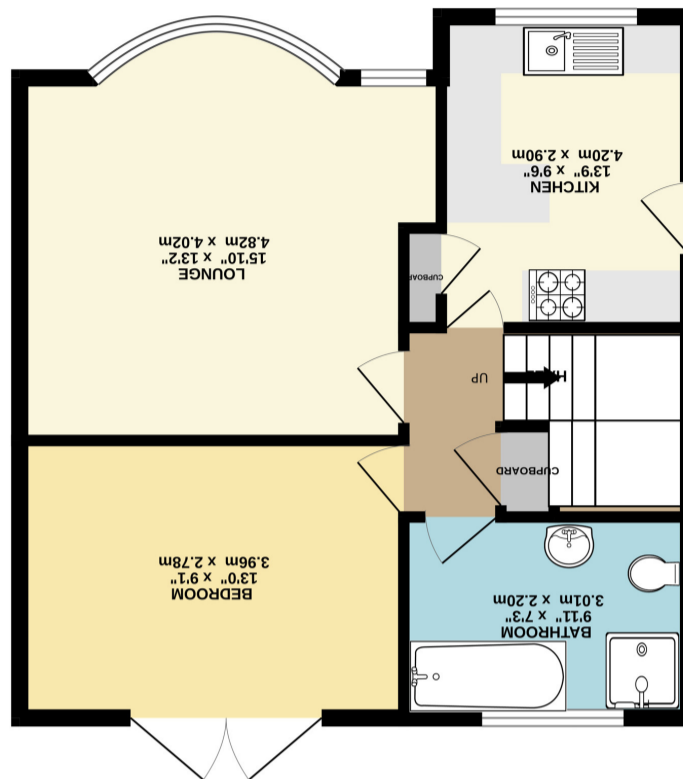


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 9 Ashley Park Road, YORK YO31 1HP

Offered for sale in the popular area of Appletree Village is this extended semi detached dormer bungalow. With versatile living to suit your needs, this well maintained property briefly comprises; modern gloss kitchen, large lounge with bright bay window, ground floor four piece bathroom and a double bedroom currently used as a second reception room. To the first floor is a double bedroom with w/c, a single bedroom and a home office / nursery. Externally the property benefits from a front garden with large driveway for ample off street parking and a rear garden complete with lawn and decked area suitable for entertaining.

Located within easy reach of York City Centre, Monks Cross and Vangarde, this wonderful home is ready for you to move in to and enjoy. Likely to appeal to a wide range of buyers, early viewing is highly recommended.

- Extended Dormer Bungalow
- Modern Gloss Kitchen
- Large Lounge
- Ground Floor Bedroom / Second Reception Room
- Ground Floor Four Piece Bathroom
- Master Bedroom with W/C
- Nursery / Home Office
- Large Driveway
- Generous Gardens
- Local Amenities Nearby

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

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 Hempland is the local Primary School.

