



## Ashfield Court, York, YO24 1QS

- Sun Room
- Sought After Location
- Communal Gardens

- Utility Room
- Parking
- Council Tax Band

**£340,000**





# Ashfield Court, York, YO24 1QS

## DESCRIPTION

A beautifully presented and well maintained three bedroom townhouse in a popular development just off Tadcaster Road.

Upon entering the property there is an entrance hall with stairs to the first floor and useful understairs storage. There is also a ground floor W.C and utility room with an external door out to the rear. The integral garage has been converted to create a useful store with a fabulous sun room behind, overlooking the communal gardens.

To the first floor there is a spacious lounge diner, filled with natural light from multiple windows overlooking the gardens. The kitchen is also on the first floor and has a range of base and wall units with integrated eye level double oven and dishwasher.

To the top floor there are three bedrooms and the family bathroom with sink, W.C and bath with shower over.

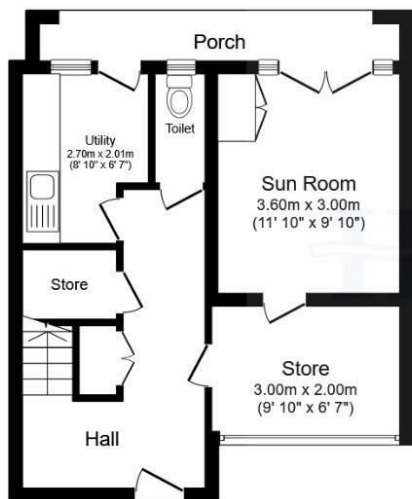
Externally the property benefits from allocated parking and site within beautifully maintained communal gardens.





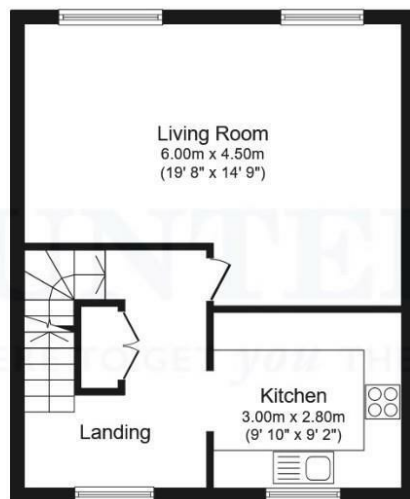






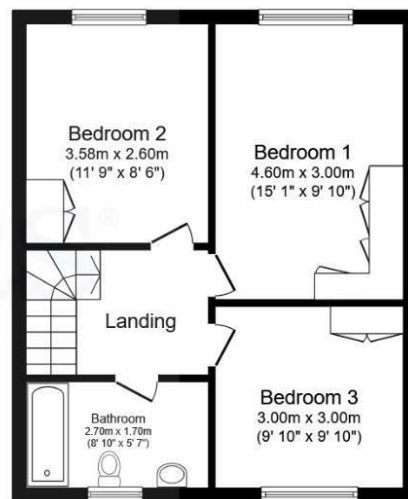
**Ground Floor**

Floor area 41.5 sq.m. (446 sq.ft.)



**First Floor**

Floor area 44.5 sq.m. (479 sq.ft.)



**Second Floor**

Floor area 44.5 sq.m. (479 sq.ft.)

**Total floor area: 130.5 sq.m. (1,404 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

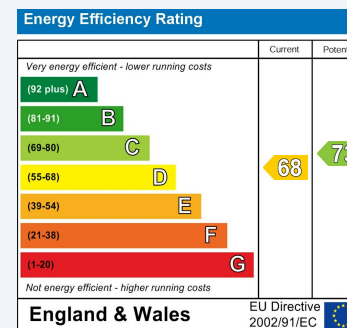
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

