Woodland Chase, YO30 6RE

£290,000

Stephensons
estate agents & chartered surveyors

Situated in the sought-after area of Clifton Moor, a newly refurbished three-bedroom detached home, offered to the market with no onward chain.

Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: C - 70
Council Tax: D - City of York
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.

Entering via the front, into an entrance porch with access to a downstairs W.C. The porch leads through to a generous living room filled with natural light and electric fireplace, perfect for relaxing or entertaining guests. To the rear, a modern open-plan kitchen dining area provides a practical yet sociable heart of the home, complete with contemporary fittings, ample wall and base units, gas hob with extractor, and French doors opening onto the rear garden.

To the first floor, the principal bedroom sits to the front of the property with window to the front aspect. The secondary bedroom sits to the rear, with the third bedroom to the front; offering versatile rooms ideal for children, guests, or a home office. The family bathroom has been recently renovated, offering a three-piece suite featuring a panelled bathtub with shower over, wash hand basin, W.C. heated towel rail and extractor.

Externally, the home benefits from a private, low-maintenance rear garden; artificially grassed with separate patio and hedged/fenced borders surrounding. The driveway is ample for several vehicles, with a separate garage sitting to the end of the driveway with power and lighting useful for storage.

Located in a popular residential development to the north of York, Woodland Chase offers convenient access to local amenities, well-regarded schools, and excellent transport links to York city centre and beyond.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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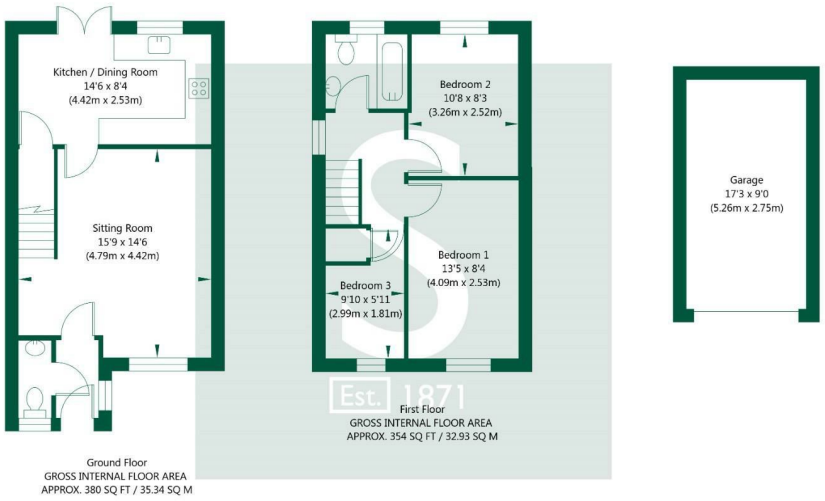

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 734 SQ FT / 68.27 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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