



WISHART
ESTATE AGENTS

108 Foxwood Lane
York
YO24 3LT

Offers Over £200,000

- Three bedroom house
- Spacious accommodation
- Lounge/ diner with French doors
- Kitchen with ample storage
- Good sized bedrooms
- Close to an array of local amenities
- Fully enclosed garden
- Great access to York City Centre and major road links



Having been a much-loved family home for many years, this three-bedroom property offers good sized accommodation for a range of buyers; from First Time to growing families. Located in a popular residential area to the south-west of the city, the property benefits from an abundance of local amenities and schools and is within close proximity to the city centre and major road networks.

With an exceptionally well-maintained frontage, the property is approached via a slate chipped front garden, leading to the uPVC front entrance door, which opens into a spacious and welcoming hallway. Neutrally decorated with oak effect laminate, the hallway leads to the ground floor accommodation and is home to the

staircase leading to the first floor.

The L-shaped lounge diner offers ample space for a range of reception furniture and the neutral, tasteful décor is complimented by the natural light flooding in, through the dual aspect window to the front aspect and French doors to the rear. A chrome effect electric fire is set within a marble effect fireplace and stands as a central focal point to the room. Decorative coving to the ceiling and a dado rail to the walls complete the room.

To the rear of the property, the kitchen is fitted with a large range of white wall and base units with contrasting work surfaces over. Integral appliances include an electric oven and gas hob,

with an extractor hood over and space is provided for an under-counter washing machine and free-standing fridge freezer. Additional storage is provided in the under stairs cupboard. A stainless steel sink unit and drainer is set beneath a window overlooking the rear garden and a rear entrance door is situated within a small porch area, which has the potential to be knocked through to the attached outbuilding to create further accommodation.

The staircase leads to the first floor landing with a linen cupboard providing storage and housing the gas central heating boiler, and a hatch providing access to the loft space, which is boarded for storage with a ladder and light.

Bedroom one is situated to the front of the property with a large window filling the room with light. Ample space is provided for a range of bedroom furniture and the room, like the rest of the property, is decorated tastefully and neutrally.

Bedroom two, to the rear of the property, is another good-sized double room, again offering ample space for bedroom furniture. Bedroom three is a good-sized single bedroom with a window overlooking the front garden and an inbuilt unit within the alcove over the stairs.

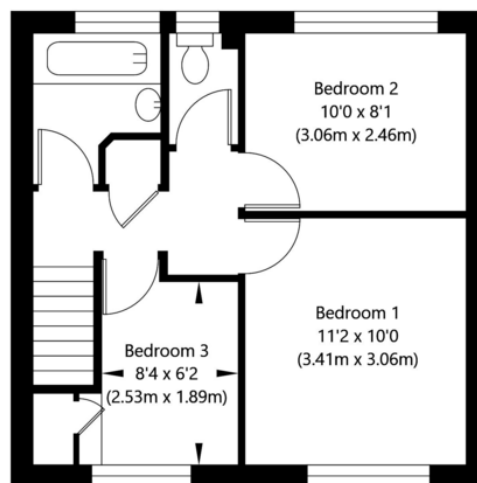
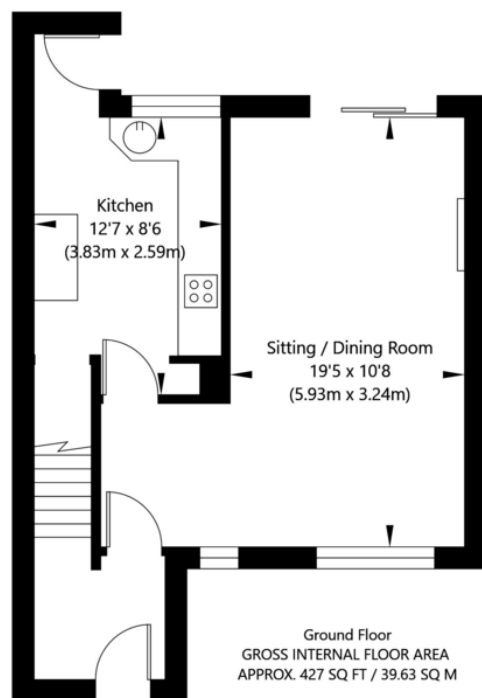
The house bathroom is fitted with a two-piece suite comprising; a panelled bath with shower over and a pedestal hand basin. The walls are

fully tiled with glass decorative shelves and a mirror and a wall mounted, heated towel rail is also fitted. An opaque window is fitted to the rear aspect, providing light and ventilation. The WC is separate to the bathroom and benefits from an opaque window providing light and ventilation.

Externally, the property benefits from a low maintenance, fully enclosed garden to the front and to the rear, a well-maintained, south facing garden with a paved patio seating area and a further slate chipped seating area with borders. A brick-built storage shed benefits from power and light and to its rear, space is provided for a further storage shed, if desired. The rear garden is fully enclosed with a pedestrian gate

leading to Rogers Court and allowing external access for garden maintenance.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 811 SQ FT / 75.33 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

A

TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

Travelling on the A1237/York Outer ring road, take the 3rd exit (signposted for Acomb) at the roundabout onto Askham Lane then at the next roundabout take the 2nd exit onto Foxwood Lane. Turn left to stay on Foxwood Lane and continue on until you pass the parade of shops on your right? Number 108 is just on the left?

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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