



9 Irvine Way  
York, YO24 2XQ

**Guide Price £280,000**





Discover this beautifully presented two-bedroom semi-detached home situated in the ever-popular residential area of Woodthorpe, placed for convenient access to a range of local shops, amenities, schools, and transport links nearby.

The property opens through the hallway and into the lounge which is filled with natural light, offering a warm and welcoming living space. To the rear, the well-appointed kitchen features modern wooden wall and base shaker style units, ample worktop space, fitted appliances and an inviting dining area—ideal for everyday meals or entertaining.

Stairs lead to a bright landing giving access to two generously sized, beautifully presented bedrooms, each enhanced with bespoke wall panelling and fitted wardrobe units for stylish and practical storage. The accommodation is enhanced by a modern three-piece shower suite bathroom.

Externally, the property boasts a generous front garden and a nicely maintained private rear garden, perfect for outdoor relaxation. Beyond the garden is a garage area ideal for outdoor storage and a driveway, providing valuable off-street parking.

This charming home is an excellent opportunity for first-time buyers, downsizers, or investors seeking a property in a sought-after York location. Early viewing is highly recommended.

**Entrance Hall**

**Lounge**

18'4" x 11'5" (5.59m x 3.48m)

**Kitchen**

11'6" x 11'5" (3.51m x 3.48m)

**First Floor Landing**

**Bedroom 1**

11'4" x 9'6" (3.45m x 2.90m)







**Bedroom 2**  
11'2" x 9'6" (3.40m x 2.90m)

**Bathroom**  
6'6" x 5'8" (1.98m x 1.73m)



FLOOR PLAN

