

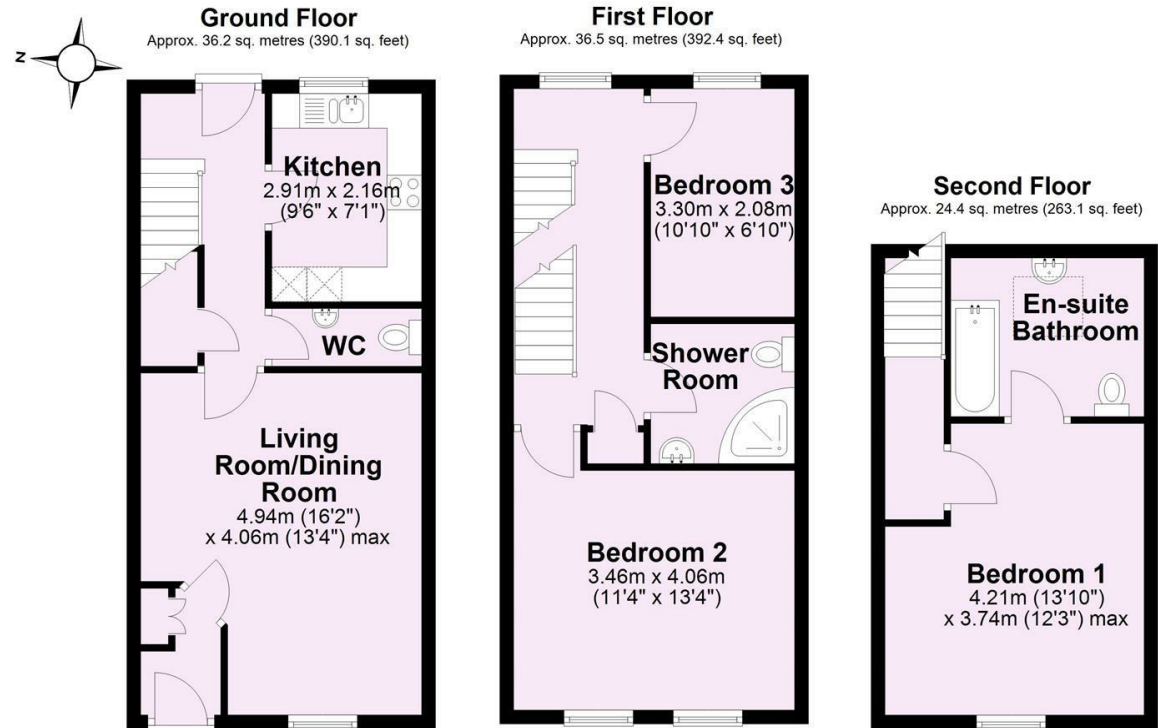


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46 Aldwark, York YO1 7BU

A charming, spacious three bedroom mid-terrace townhouse, benefitting from a delightful courtyard garden and separate, private garage. Situated in the highly desirable area of Aldwark, within the historic city walls, with restaurants, shops and cafe's all a stone throw away.

- Charming Period Townhouse Arranged Over Three Floors
- Living dining Room with Gas Fire
- Kitchen with Integral Appliances and Ground Floor WC
- Two First Floor Bedrooms
- Second Floor Master Suite with Bathroom
- Family Shower Room
- Delightful Courtyard Garden
- Shared access Private Courtyard Leading to a Single Garage
- Notably one of the most Envable Areas of York
- A short Walk to The Minster, Restaurants, Cafe's and Independent Shops



Total area: approx. 97.1 sq. metres (1045.6 sq. feet)

For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

**Offers In The Region Of
£525,000**

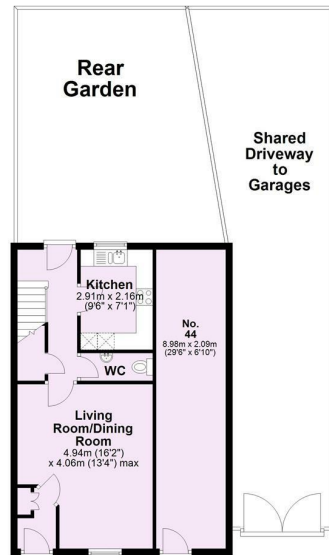
Tenure: Freehold







Plot Layout



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Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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