



## Duchess Mews, York £340,000

Offered for sale with no onward chain, this modern townhouse provides spacious and flexible accommodation across three floors. With a detached garage, private garden, and a highly convenient location close to York city centre, it's an ideal choice for a wide range of buyers.





The ground floor is arranged around a welcoming hallway, leading to a generous sitting room with French doors opening onto the garden. To the front, the kitchen is fitted with a range of modern units and provides space for dining. A downstairs WC completes the ground floor.



On the first floor are three well-proportioned bedrooms, served by a house bathroom. The second floor is dedicated to the principal suite, featuring a spacious double bedroom, a dressing room, and an en-suite shower room – creating a private retreat.

Externally, the property benefits from a low-maintenance garden and a detached garage, adding both parking and storage.

The location is particularly appealing, with excellent access to York city centre by foot, cycle, or public transport, along with a wide range of local shops, cafés, and amenities nearby. The railway station and key road links are also easily reached.

Chain free and offering over 1,100 sq. ft. of accommodation, this is a superb opportunity to acquire a spacious home in a sought-after and convenient setting.



### Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: C

Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions

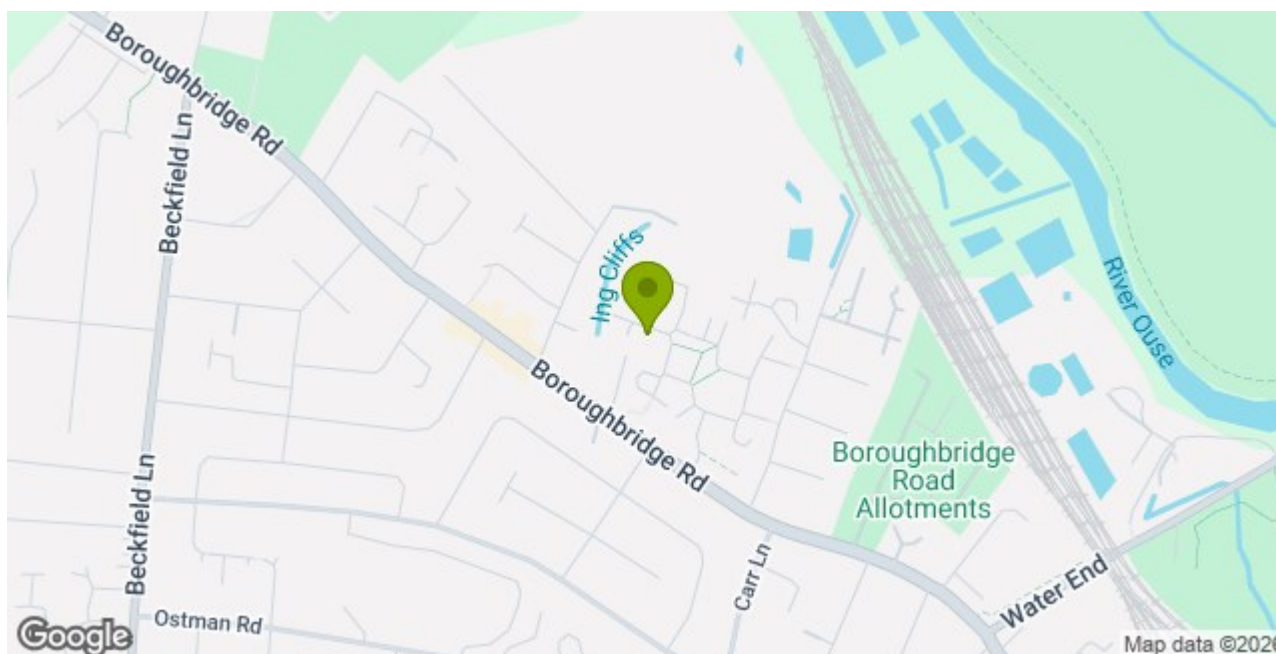
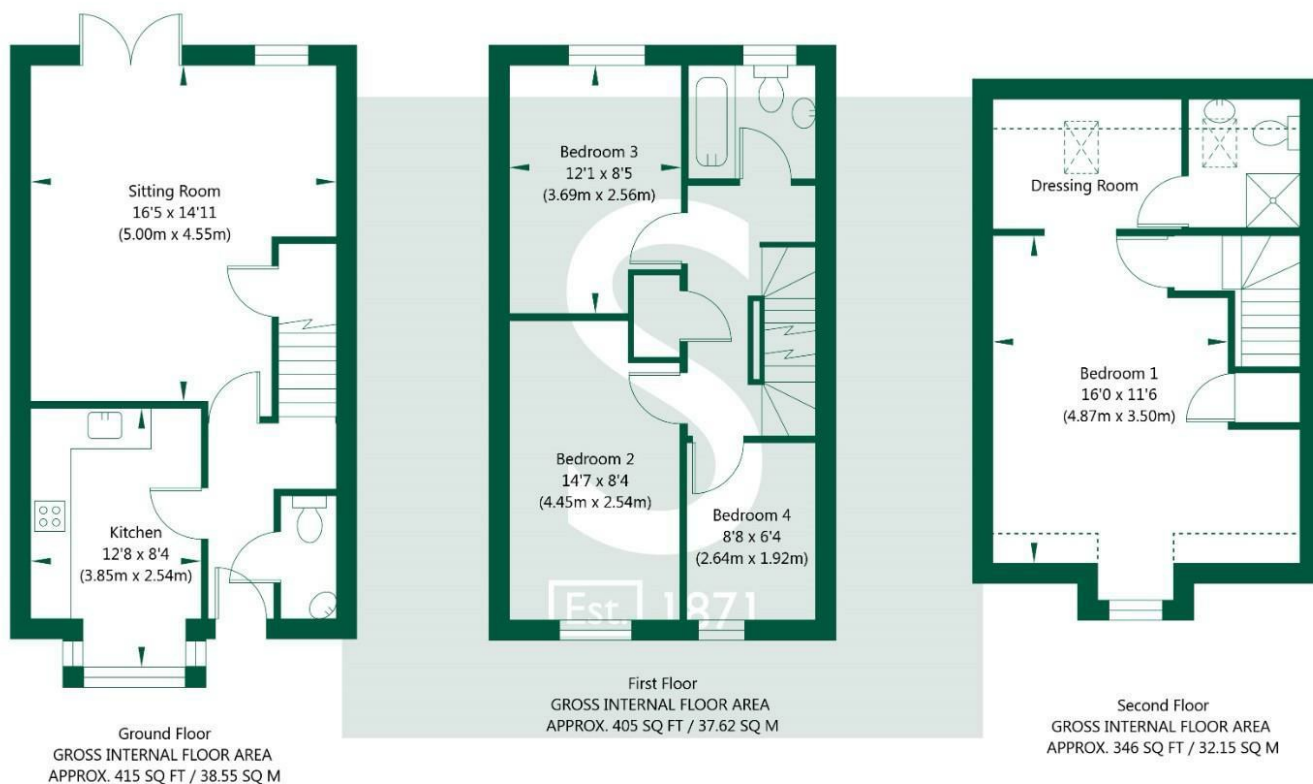


Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.



# Duchess Mews, York, YO26 5TA



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

## Associates

N Lawrence

