



118 Heslington Road
York YO10 5BL

**118 Heslington Road
York YO10 5BL**

£235,000

Unexpectedly re-offered to the market. This mid town house presents an excellent opportunity for both first-time buyers and investors alike. The property is perfectly located for access the University and city. The property boasts two bedrooms. The first-floor bathroom is conveniently located, ensuring ease of access for all residents.

With no forward chain, this property is ready to view so book a viewing today.

EPC C
Council Tax Band B

Entrance
UPVC door into the entrance hall.

Entrance Hall
Stairs to the first floor. Radiator. Understairs cupboard.

Kitchen
11'1" x 5'11" (3.39 x 1.82)
Fitted with both high and low-level units. Built in oven with electric hob. plumbing for washing machine. Space for fridge freezer. Radiator. UPVC double glazed window. Sink unit.

Lounge
15'10" x 12'1" (4.83 x 3.7)
A good sized lounge with UPVC double glazed window and rear door. Two radiators. Electric fire.

Landing
With large cupboard with radiator. Access to loft hatch.





Bedroom One

12'3"at widest x 12'10" (3.74at widest x 3.93)

A large bedroom with two UPVC windows. radiator. Small cupboard.

Bedroom Two

11'0" x 7'3" (3.37 x 2.23)

With UPVC window. Radiator.

Bathroom

A large bathroom fitted with a three piece suite comprising; bath with shower over, low-level WC and wash hand basin. UPVC window.

Outside

Paved rear garden (previous tenant used as a parking space) Outside shed.

To the front there is a cupboard housing the boiler.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B. The Local Authority is the City of York Council The property Electricity Supplier is Northern Power Grid.

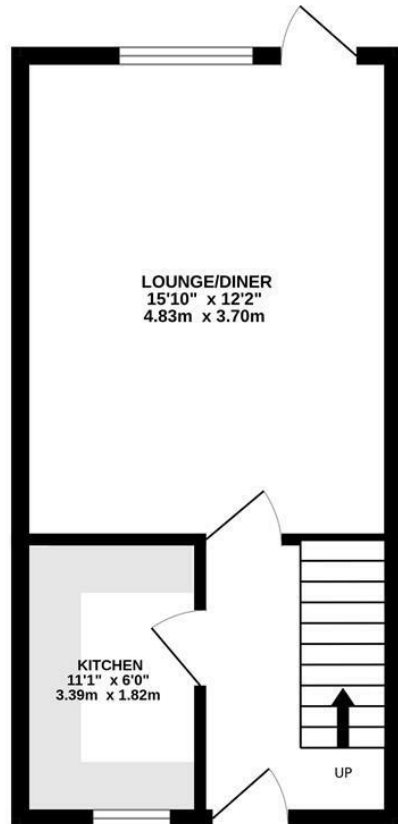
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a boiler.

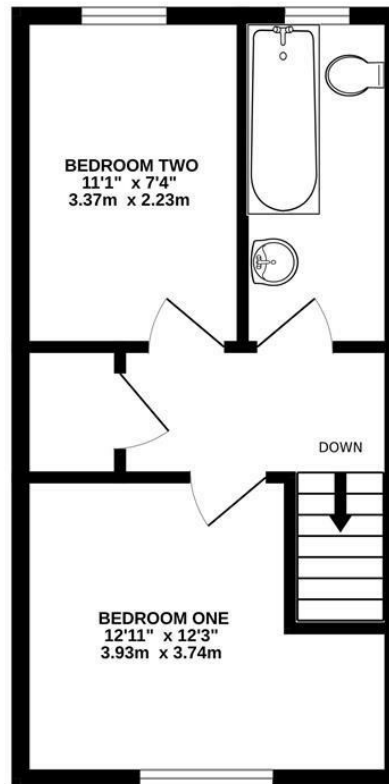
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



GROUND FLOOR
303 sq.ft. (28.2 sq.m.) approx.

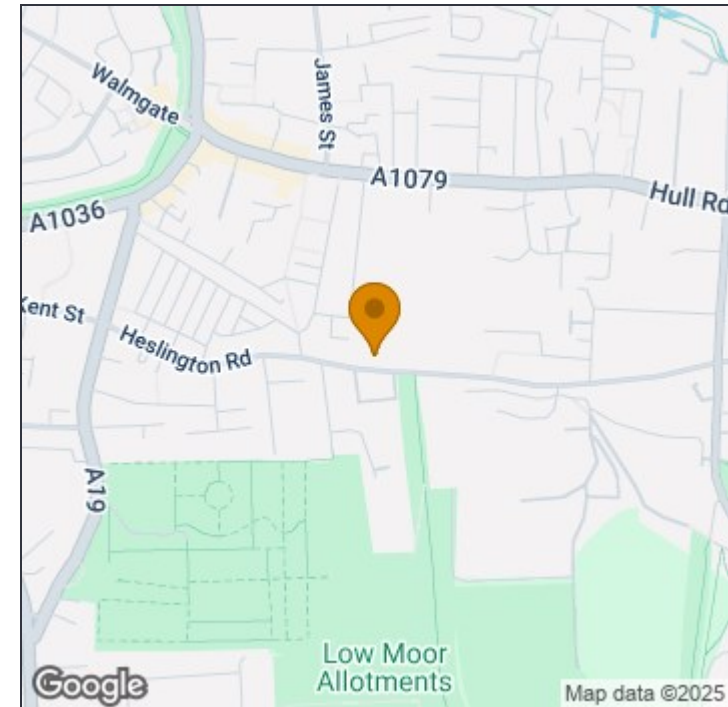


1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com