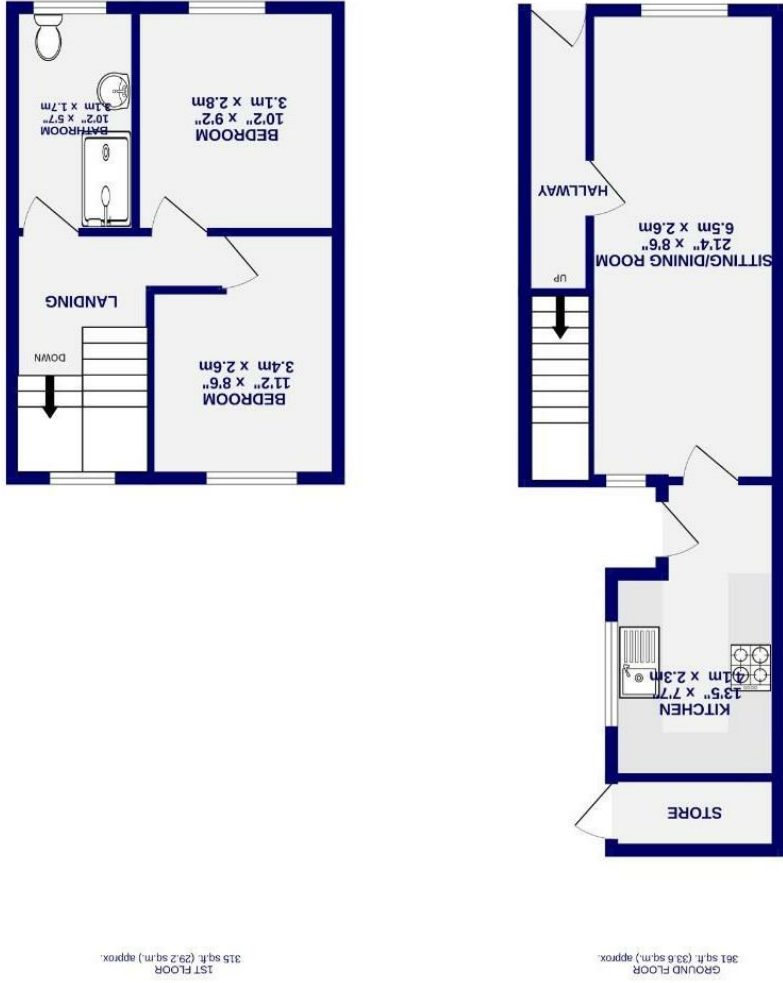


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

These particulars have been prepared to ensure the accuracy of the figures contained therein. Measurements are given to the best of our knowledge and belief and are not guaranteed. The purchaser is advised to verify the measurements by independent means. The purchaser is advised to verify the measurements by independent means. The purchaser is advised to verify the measurements by independent means.



Oak Street Off Poppleton Road, YO26 4SE

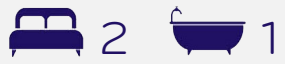
Freehold
Council Tax Band - A

- Mid Terrace Home
- Recently Updated Throughout
- Two Double Bedrooms
- First Floor Bathroom
- Open Plan Reception Area
- Enclosed Courtyard
- Popular Location
- EPC D



Oak Street
Off Poppleton Road, York
YO26 4SE

£240,000



A deceptively spacious two bedroom mid terrace home positioned in Holgate, within walking distance of York city centre. Popular FOR its location, this property is ideally placed for quick access not only to the city centre, but also to York train station and further afield via the Ring Road. This property is undergone complete renovation in recent years and is immaculately presented throughout.

Internally, the property comprises an entrance hallway which leads into the open plan reception area. With the windows to front and rear, this room is often bathed in natural light throughout the day. Beyond is a spacious kitchen which offers an array of wall and base units complimented by dark worktops. There is also access out the courtyard.

On the first floor and off the spacious landing is a three-piece shower room and two double bedrooms. Due to the size of the first floor and the landing, there is potential to extend into the roof space (subject to the relevant planning permissions).

Externally is an enclosed rear courtyard with brick boundaries and a passage way to the front of the house, which is currently being used as a large storage cupboard. On street non permit parking is available to the front.

In summary, a lovely property positioned in a sought-after area which is sure to be popular among first-time buyers and investors. Viewing is highly recommended.

Council tax band A

