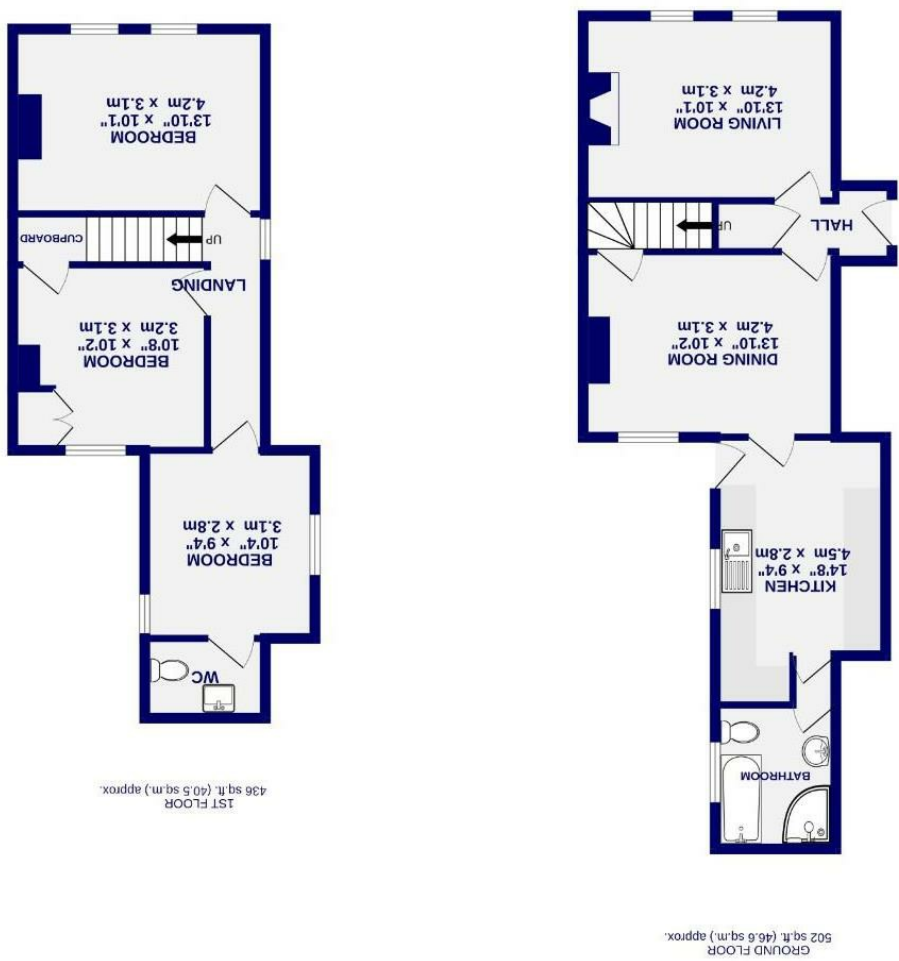


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 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.



Haleys Terrace Off Haxby Road, York YO31 8SB

Freehold
Council Tax Band - C

• Period End Terrace Home

• Three Bedrooms

• Two Reception Rooms

• Updated Kitchen & Bathroom

• Central Location

• Generous Rear Garden

• Ready To Move Into

• EPC - E



Haleys Terrace

Off Haxby Road, York
YO31 8SB

£315,000



Unique to the market is this wonderful period end terrace home with a most impressive garden. Conveniently placed for quick access to York city centre, train station and York hospital by foot or bus, because of its location off Haxby Road, this home is sure to be of interest to a range of buyers. Much loved by the current owners for many years, this property has been extended and updated under the current ownership but offers great potential for further development due to the plot size (subject to the relevant planning permissions).

Internally, the property offers an entrance hall which provides access into the front reception room. Enjoying a large open fireplace, original floorboards, picture rails and striking ceiling cornices, this room, as with the rest of the property, is cosy in its feel. The second reception room is across the hall and leads to the updated kitchen which offers plenty of storage by way of modern anthracite units. Complimented by solid oak worktops and offering a range of built in appliances including a gas hob, electric oven, dishwasher and washing machine, this kitchen is ready to move straight into. To the very rear is the recently updated four piece shower room which boasts contemporary wall tiles, a freestanding bath and shower.

Upstairs are three double bedrooms. The master bedroom to the rear has been extended by the current owners to allow for a w.c ensuite with integrated storage.

Outside is a lovely front garden with paved access to the rear where the substantial rear garden can be found. Mainly consisting of lawn, there is a patio area in front of the property, along with a seating area to the very rear. Due to its length, the garden can benefit from sunlight throughout the day.

Double glazed throughout, the sellers have also invested in air source heat pump.

In summary, a spacious home within a popular and convenient residential area, early viewing is highly recommended.

Council Tax Band- C

