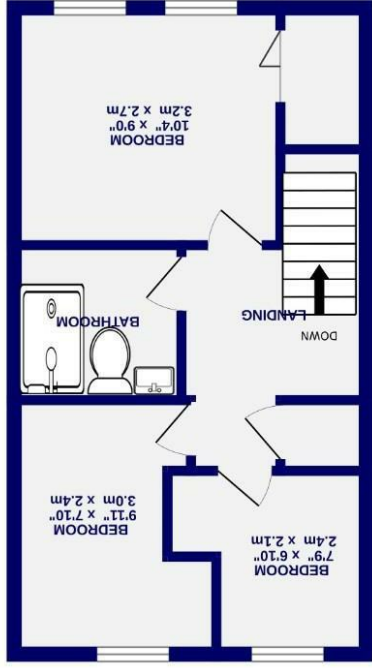
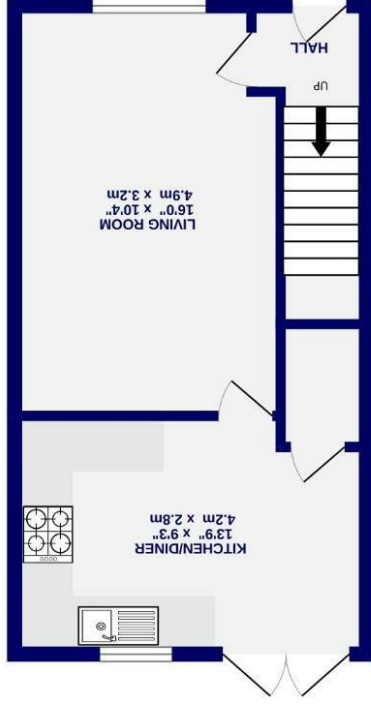


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Whilst every attempt has been made to ensure the accuracy of the diagram, measurements of rooms and any other measurements 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 areas, measurements, floor plans or distances referred to. 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.



1ST FLOOR
345 sq. ft. (32.1 sq.m.) approx.



GROUND FLOOR
346 sq. ft. (32.2 sq.m.) approx.

- End Townhouse
- Three Bedrooms
- Ready To Move Into
- Easy Access To CC & Train Station
- Large Garden
- Potential To Extend (STPP)
- Off Street Parking
- EPC - C

Freehold
Council Tax Band - B

St. Pauls Mews Holgate, York YO24 4BR YO24 4BR



St. Pauls Mews

Holgate, York

YO24 4BR

Offers Over £260,000



Enjoying a large plot offering great potential to extend (subject to the relevant planning permissions), this three bedroom end townhouse is sure to be popular on the open market. Conveniently placed for quick access to York train station as well as the city centre, this property is perfect for any commuters or those who work in the city. Immaculately presented throughout, this property is ready to move into whilst still offering the opportunity for the next owners to make it their own.

Internally the property offers an entrance hall which leads into the bright and airy living room. The kitchen is to the rear and enjoys French doors out to the garden, allowing light to flood through. The kitchen itself offers plenty of storage by way of wall and base units, and is large enough for a dining area.

Upstairs are three well proportioned bedrooms, with the main bedroom providing built in storage over the stairs. The current owner has invested in updating the bathroom into a contemporary shower room with a walk in shower and floor to ceiling wall tiles.

Outside is an allocated parking space, and a deceptively large garden which wraps round the back and side of the property. Consisting of lawn predominantly, there is also a patio area and a side gate leading to the front.

This property is not to be missed, early viewing is highly recommended.

Council Tax Band- B

Freehold

Management Fee- £350.00 per annum

