

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.

# St. Aubyns Place, York, YO24 1EQ

Freehold  
Council Tax Band - F

• Double Fronted Detached Bungalow

• Prominent Location

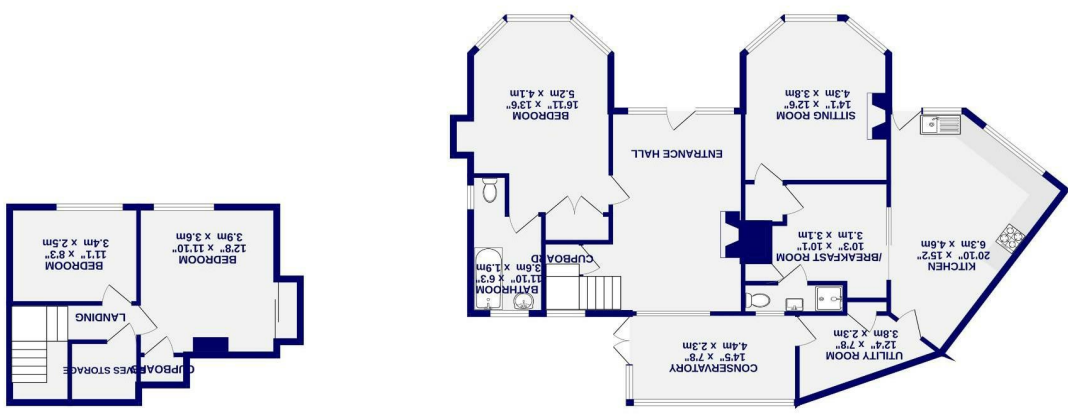
• Large Plot

• Development Potential

• 3 Bedrooms & 2 Reception Rooms

• Requires Updating

• EPC - E



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and appurtenances, it is included in the purchase price and forms part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The data for illustrative purposes only and should be used as a guide only. The vendor, Ashtons, does not warrant and appliances shown have not been tested and no guarantee as to their operation. Made with Metropix ©2024

TOTAL FLOOR AREA: 1527 sq. ft. (141.9 sq. m.) approx.



St. Aubyns Place  
, York  
YO24 1EQ

£595,000



A rare opportunity to acquire a unique property set on this prominent and individual plot, occupying an elevated position looking down Tadcaster Road towards York Racecourse.

The extended double bay fronted bungalow sits on a large and interesting plot with gardens to the front, side and rear. In 2019 planning permission was granted for the redevelopment of the plot and the erection of a four bedroom detached house should the buyer wish to explore this route.

The current bungalow offers a wealth of charm and character with 3 bedroom accommodation set around a large impressive hallway, The property would benefit from a scheme of modernisation in its current format to provide a unique family home in attractive gardens.

Council Tax Band- F

