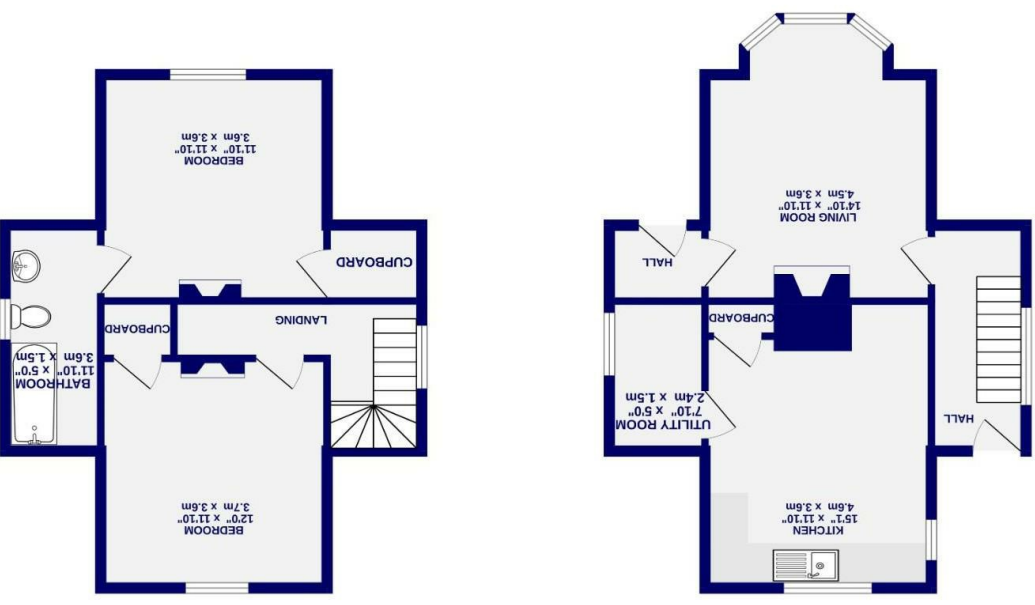




# 159 Mount Vale , York YO24 1DJ

Leasehold  
Council Tax Band - E

- Detached Cottage
- Overlooking York Knavesmire
- Close to City Centre & Station
- 2 Double Bedrooms
- Large Gardens
- In Need of Modernisation



TOTAL FLOOR AREA: 885 sq. ft. (82.1 sq.m.) approx.  
When every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is included in the plan the gardeners will form part of the overall floor area 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 or existing purchaser. The plan is for information only and does not constitute a contract. The plan is for information only and does not constitute a contract. The plan is for information only and does not constitute a contract.

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.



159 Mount Vale  
, York  
YO24 1DJ

£350,000

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A most unique Georgian Grade II listed detached cruciform cottage constructed in the mid 1800's having been the former stock keepers cottage for York Knavesmire.

The property sits in a large plot with gardens to four sides and boasts an attractive gabled construction retaining a wealth of original features. The rear and side of the property overlooks the expanse of York Knavesmire which is an incredible outlook given the proximity to the city centre and railway station.

The property is in need of a scheme of modernisation and refurbishment. This gives the successful purchaser the opportunity to create a most individual home. The property is sold with a user clause restricting to private/main residence. ie, can not be used as a holiday let.

Leasehold  
Length of lease: 250 years  
Ground rent: £1.00 per annum

