



103 Heslington Road
York
YO10 5BH

£339,000



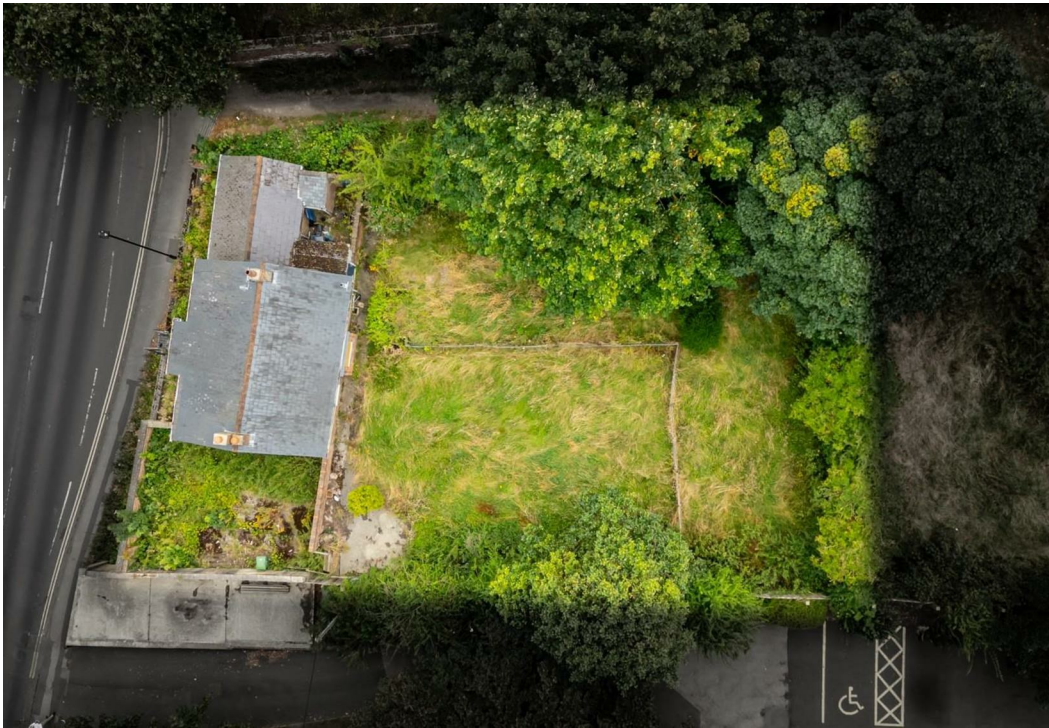
We are pleased to offer this grade 2 listed detached cottage situated close to a range of shops and local amenities on Heslington Road as well as being less than mile from both the city centre and University of York.

The property, which dates back to the 1850's was formerly the herdsman's cottage for Walmgate Stray and there are the remains of outbuildings attached to the property as well as a large rear garden.

In its present format the property provides 2 small bedrooms and one reception room, although given the size and nature of the plot, there is endless scope for extension, subject of course to planning permissions being granted. The property is sold with a user clause restricting to private/main residence. i.e., can not be used as a holiday let.

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





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Leasehold
Council Tax Band - B

- Grade 2 Listed Detached Cottage
- 2 Bedrooms
- Large Gardens to sides & Rear
- Sought After Central Location
- In Need Of Modernisation
- Huge Potential



TOTAL FLOOR AREA : 685 sq.ft. (63.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the gas/appliances 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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