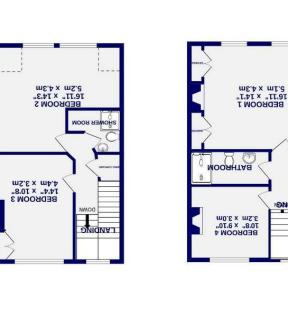






These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the



ATOTAL FLOOR AREA: 1660 sq.ft. (154.2 sq.ft.) approxy. White sevey stamper and each oracle from the manual and any white sevey stamper and each oracle from the plant in the guardyctore and stamper and oracle from the plant in the guardyctore and stamper and oracle from the plant in the guardyctore and stamper and oracle from the several and oracle from the plant in the guardyctore and oracle from the plant in the guardyctore and oracle from the plant is a fortence, systems and oracle from should be used as such by any prospective purchased. The services, systems and appliances shown the used as such by any prospective purchased. The services, systems and appliances shown the manual and the plant in the services and the services or systems.

Melbourne Street, York YO10 5AQ

Freehold — Council Tax Band - D

- asuloH energeT boised .
- Period Terrace House
- Modernised Throughout
- Four Double Bedrooms
- Two Shower Rooms
- Sought After Location

• Rear Garden

• Ebc D

information. We have not tested any services, appliances, 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 or deterned to are given as a guide only and are not precise. Purchasers must safisfy themselves by inspection or by otherwise regarding the items menticulars. 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 statements of each of the statements.

Melbourne Street , York YO10 5AQ

£650,000



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This stunning period home is located within a highly regarded area, with local amenities nearby, including sought-after primary and secondary schools. The property has undergone a scheme of modernisation and renovation to the highest of standards throughout, whilst maintaining many period features.

The internal accommodation comprises of an entrance hall, a living room featuring a beautiful bay window with bespoke fitted shutters and a cast iron fireplace. There is a dining room with an exposed brick wall opening into the modern fitted kitchen. The kitchen boasts an array of matt grey wall and base units, integrated appliances, complemented by tiled splash backs and stylish worktops. To finish the ground floor accommodation is a study room to the rear and a WC.

To the first floor are two double bedrooms and a luxurious shower room. To the floor above is a further two double bedrooms and a shower room.

Externally, the property boasts a walled rear garden and on street parking is available. Viewing is highly recommended.

Council Tax Band- D



















