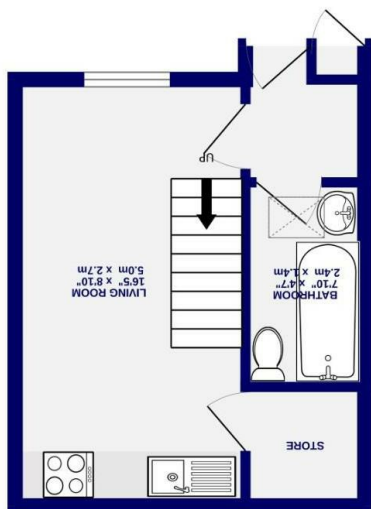


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

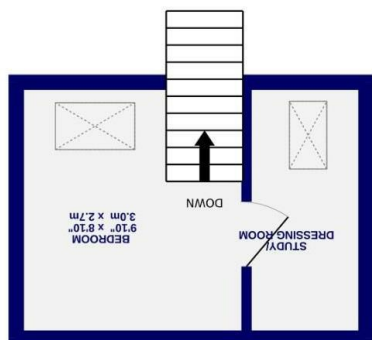
# West Moor Lane Heslington, York YO10 5ER

Freehold  
Council Tax Band - A

- Open Plan Living
- Utility Area
- Mezzanine Double Bedroom
- Dressing/Study Area
- Communal Lawned Gardens
- Close To University, Local Shops & Amenities
- Ideal First Time Buyer/Buy To Let Opportunity
- No Onward Chain
- EPC - E



GROUND FLOOR  
226 sq. ft. (21.0 sq.m.) approx.



1ST FLOOR  
132 sq. ft. (12.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to plan the purchase and to take the floor area and no responsibility is taken for any error, omission or mis-statement. This floor plan is illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been inspected and no guarantee is given as to their operation. Made with Mapbox 2024



West Moor Lane  
Heslington, York  
YO10 5ER

£175,000



A one bedroom mid terraced property ideally situated close to Heslington and the University of York campus, as well as providing easy access to the A64 and the main road networks.

The entrance, with storage cupboard, leads into the bathroom which is fitted with a modern white suite and shower over bath. The house features spacious open plan living/dining accommodation. The kitchen lies to the rear and features a range of units together with a useful separate utility area. The staircase in the living room leads up to a generous mezzanine double bedroom with Velux roof light and a dressing area or study space with roof light and integral wardrobe.

Externally there are well maintained lawned gardens with flagged walkways, and a communal car park for residents and their visitors.

Offered with no onward chain, this property is ideal for first time buyers and viewings are highly recommended.

Managed Freehold  
There is a £80 per quarter service charge

Council Tax Band- A

