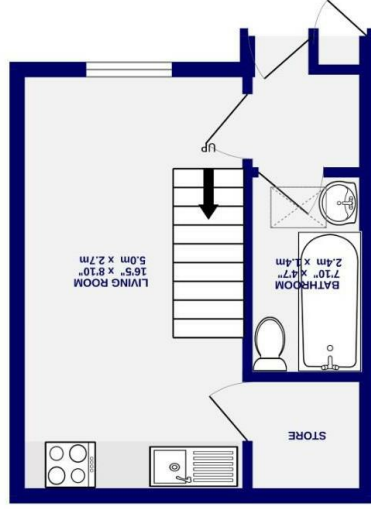


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

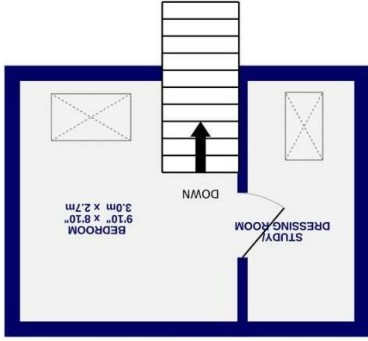
West Moor Lane Heslington, York YO10 5ER

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.

TOTAL FLOOR AREA: 359 sq. ft. (33.3 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 take the measurements of the property and to compare them with the floorplan. The floorplan is provided for guidance only and should not be used as a guarantee as to the accuracy of the measurements. The floorplan is provided for guidance only and should not be used as a guarantee as to the accuracy of the measurements. The floorplan is provided for guidance only and should not be used as a guarantee as to the accuracy of the measurements.



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

