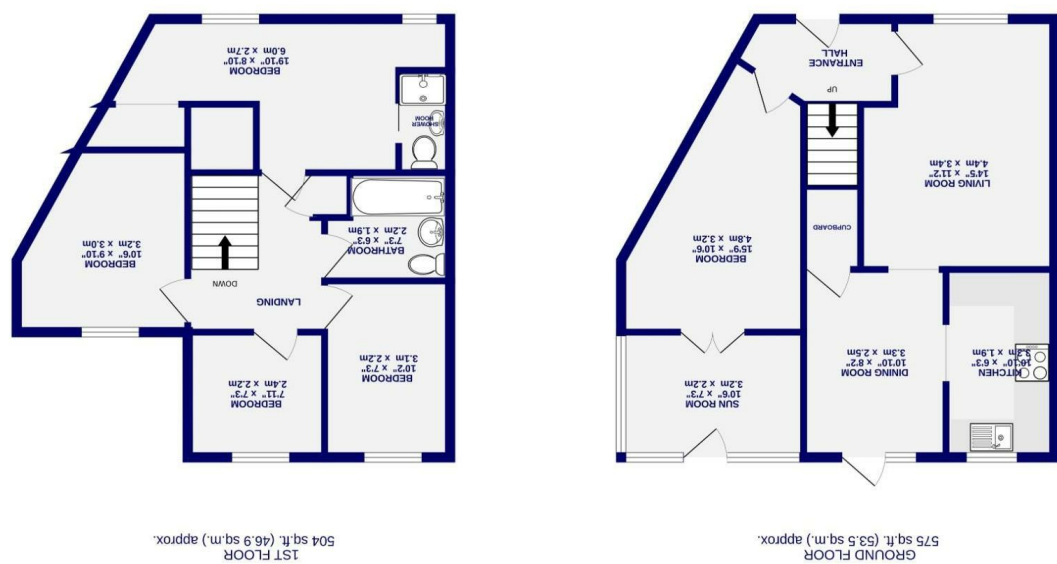


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EPC - C
- Driveway For Two Cars
- Rear Garden Room
- Five Bedrooms
- Popular Holiday Let
- River Ouse
- Rear Garden With Views Over The
- Mid Terrace House
- Council Tax Band - D
- Leasehold

Brownney Croft, York, YO10 4BX



Where every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is included in the plan the agreement will form part of the contract. Some areas may not be included in the plan. The plan is for illustrative purposes only and should be used as a guide only. 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.



Browney Croft

, York

YO10 4BX

No Onward Chain

£450 000

5 2

Positioned in the heart of the sought-after Fishergate area of York, this delightful five bedroom mid town house offers a perfect blend of urban convenience and tranquil riverside living. Boasting a prime location, this property has been a sought after holiday let, offering a comfortable and stylish retreat. The rear of the property offers stunning views of the River Ouse, providing a serene backdrop to everyday life.

Fishergate is a popular area of York, known for its historic charm, vibrant atmosphere, and excellent amenities. Residents can enjoy easy access to shops, cafes, restaurants, schools, and recreational facilities, ensuring a convenient and enjoyable lifestyle.

Inside, the property offers spacious accommodation spread across two floors, including five bedrooms, perfect for families or those needing extra space for guests or home offices. The front living space, rear dining room, kitchen and sun room offer both comfort and functionality.

Externally, to the front is a driveway for two cars and to the rear the low maintenance patio looks over the river Ouse.

Leasehold
Length of lease 962 years remaining
Ground rent £446 per annum
Ground rent review period Annually
Service charge £446 per annum
Service charge review period TBA
Council Tax Band- D

