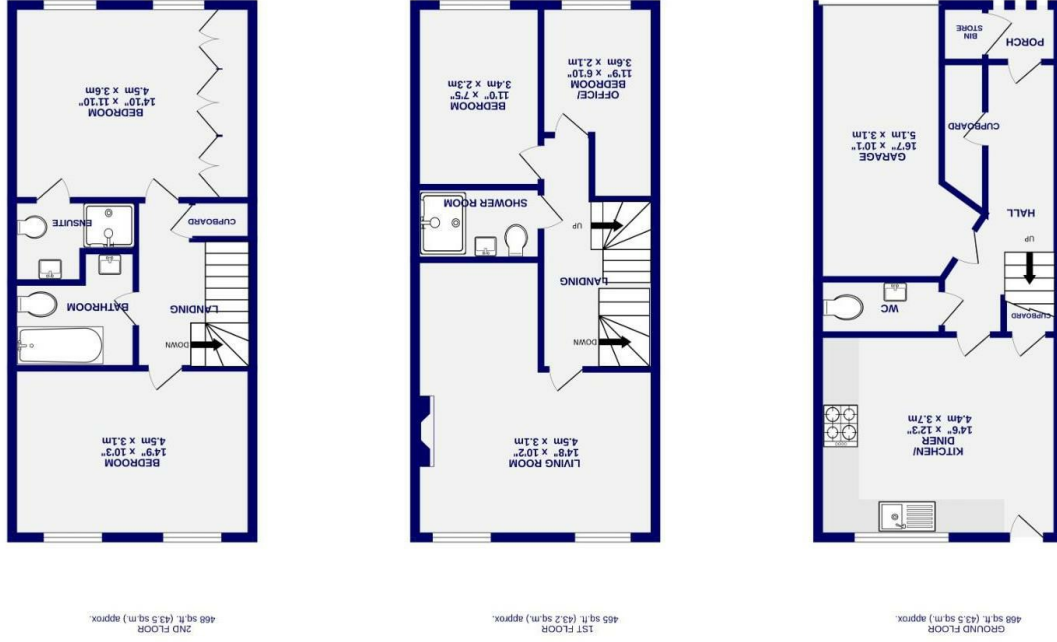


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EPC - C
- Well Maintained Throughout
- Driveway & Garage
- Private, Larger Than Most Garden
- Three Floors
- Four Bedrooms
- End Townhouse
- Of York
- Located Within Ring Road, To West

Freehold  
Council Tax Band - D  
Princess Drive  
, York  
YO26 5SY



While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas and dimensions, it is advised to take the measurements on the day of the viewing. The floor area and no responsibility is taken for any error, omission or mis-statement. This plan is 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. Measurements taken with Mergesur code.

• Private, Larger Than Most Garden





Princess Drive  
, York  
YO26 5SY

£375,000



Located to the west of York, and within the popular residential development of Sovereign Park, is this substantial four bedroom end town house. Due to its position within the development, this property offers a private rear garden that is east facing in nature and a driveway to the front. This much loved home has been updated by the current owners over the years and will make a fantastic home for a family.

Internally, the property comprises an entrance hall which leads into a tastefully designed kitchen with fitted units. Offering plenty of storage space throughout, the kitchen integrated appliances and space for additional white goods. The ground floor accommodation is completed with a convenient w.c, storage cupboard and the integral garage to the front of the property. The first floor offers a spacious L-shaped living room along with the two smaller bedrooms. A stylish three piece bathroom completes this level. Finally, on the second floor are two double bedrooms with the master bedroom boasting a newly fitted shower en-suite.

Externally is driveway parking to the front and access into the single integrated garage, which has power. To the rear, and enjoying a private east facing aspect, is the landscaped garden which offers lawn, patio with plenty of space for enjoyment. Conveniently there is access from the front to the back through a side gate.

Sure to be popular among a variety of buyers, viewing is highly recommended.

Council Tax Band- D

