

property on behalf of the vendor.

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 particulars montance 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 contestness of each of the areas particulars. No person in the employment of Ashtons has any authority to make or give any representants or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the astatements contestness of each of the

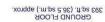
- EbC D
- No Onward Chain
- Popular Location
- Driveway Parking
- Private Rear Garden
- Kitchen & Utility Room
- Two Double Bedrooms
  - Mid Townhouse

Freehold - B and - B

Carrick Gardens Holgate, York YO24 4PF









## Carrick Gardens Holgate, York YO24 4PF

## Offers In Excess Of



2



Located in the popular residential area of Holgate, which is ideally placed for easy access to York city centre and train station, is this well presented mid townhouse. Carrick Gardens is located to the west of the city and benefits from a range of local amenities, bus connections to York city centre and train station. Offered with no onward chain, this property is expected to be popular among a range of buyers.

Internally the property offers an entrance hall which leads into the living room to the front of the property, benefitting from a large bay window overlooking the front. Set to the rear is the fitted kitchen which offers an array of modern wall and base units, some integrated appliances and space for additional white goods. Finally, the ground floor accommodation is completed by the convenient utility room with access out to the garden.

On the first floor are two double bedrooms and a beautifully presented three piece bathroom.

Outside is driveway parking to the front of the property, and side access that leads to the private and enclosed rear garden. Offering mainly lawn, the garden also comprises of patio, flower bed areas and a shed for storage.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band - B









