TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx

SnothsA

atstements 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 steas, 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 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

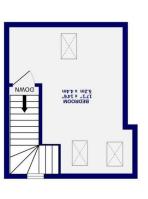
- EbC C
- No Onward Chain
- Ideal Position For CC & Train Station
  - Ready To Move Into
  - Within York City Walls

    - First Floor Bathroom
  - Two Double Bedrooms
  - Extended Victorian Terrace

O - bned xeT lionuoO Freehold

**VO16EA** , York Hampden Street





235 sq.ft. (21.9 sq.m.) approx.

## Hampden Street , York YO1 6EA

£350,000



2



Located in the popular residential area of Bishophill, and located within York's historic city walls, is this well presented two bedroom Victorian townhouse. Offering two double bedrooms and a first floor bathroom, this property could make a wonderful first home or investment property as it has previously been a successful residential letting property for many years. Offered with no onward chain, this property should not be missed.

Internally the property offers an entrance hall which leads into the bright and airy living room, positioned to the front of the property. Through glass French doors is the modern kitchen diner which offers a range of contemporary wall and base units and integrated appliances, all of which are complimented by stylish worktops. Extended overtime, there is a substantial dining space with French doors that lead out to the enclosed and private courtyard.

Upstairs is the first double bedroom and contemporary three piece family bathroom with storage. The second double bedroom is located on the second floor and benefits from eave storage and Velux windows to allow natural light through.

Externally is a low maintenance courtyard with brick boundaries, to the front of the property is on street permit parking and a variety of routes into the city centre and train station via foot, bike or car.

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

Council Tax Band - C



















