

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.

While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is advised that the purchaser should verify the accuracy of the floorplans and measurements by inspection. The floorplans and measurements should not be used as a guide only and are not precise. The purchaser should 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 - D
- Popular Residential Area
- Private Garden
- Generous Bathroom
- Dining Room
- Separate Living Room
- Full of Character
- Two Double Bedrooms
- Traditional Terrace

Freehold
Council Tax Band - C

Haxby Road
, York
YO31 8JW



Haxby Road
, York
YO31 8JW

£300,000



Located just a short distance from York's historic city walls, is this beloved traditional two bedroom terrace home close to local amenities, York city centre, the train station and York hospital. Bus stops are a stroll away and access to the outer ring road is convenient for further afield commutes. This home is also ideally placed for catchments for local primary and secondary schools.

The property comprises of a bright entrance hall which leads to the charming living room boasting original features such as the detailed ceiling rose and the coving. The large historic bay window invites the natural day light to fill the room enhancing the period features and ambiance. The gas log burning effect stove compliments the room. The dining room echoes the traditional notes with high ceilings and picture rails. The patio doors allow the light to enter the room creating a sense of calm and tranquillity for entertaining or relaxing. The galley style kitchen has an array of wall and base units offering plentiful storage.

The first floor consists of two double bedrooms with the generously sized principal bedroom to the front of the home. The substantial bathroom is to the rear of the property and consists of a white heritage roll top bath, separate corner shower, pedestal sink and WC.

Externally to the front is the tradition forecourt and low brick wall. To the rear is a wonderful gem of a private courtyard garden which captures the sun for most of the day and evening to either enjoy your morning coffee or alfresco dining and entertaining.

In summary this property is the essence of a traditional historic terrace in a popular residential area and a viewing is a must to appreciate the sense of charm and character it has to offer. The residence has been maintained by its current owners and yet it offers further potential to a new owner.

Council Tax - Band C

