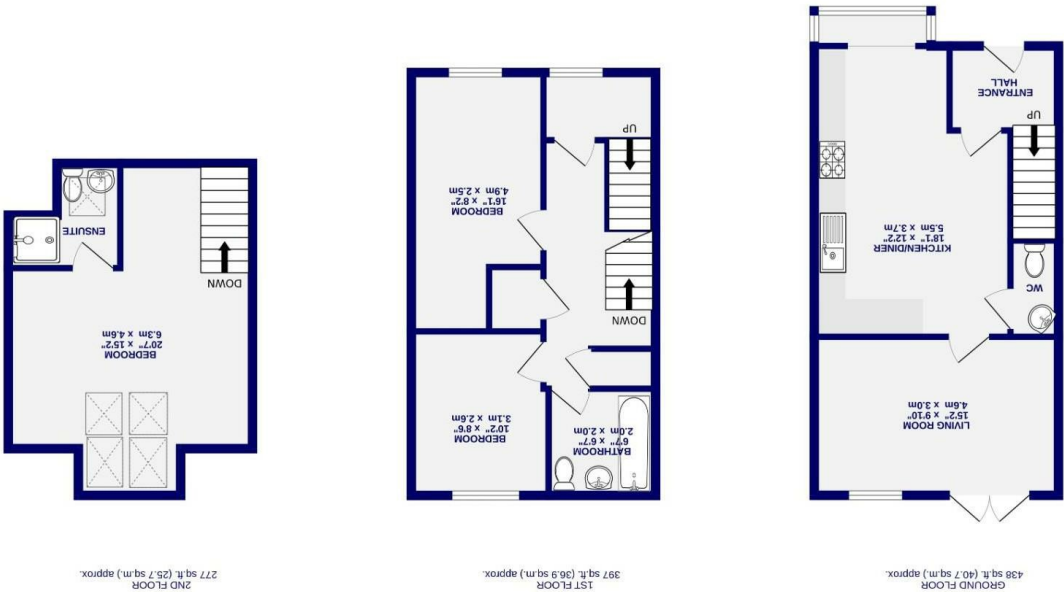


Regent Street
, York
YO10 3DA

Freehold
Council Tax Band - C

- Three Bedroom Family Home
- Modern End Town House
- Generous Kitchen Diner
- Living Room With Patio Doors
- Downstairs WC
- Primary Bedroom With Dressing Area
- En Suite
- Great Location
- Garage & Two Parking Spaces
- EPC- C



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.



Regent Street
, York
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£350,000

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Ashtons Estate Agents are pleased to offer to the market this delightful three bedroom modern end townhouse tucked away, in an often uncharted street in a popular residential area just off Heslington Road. The well presented family home is within close proximity of the varied amenities on Lawrence Street and ideally positioned for anyone who needs regular access to York city centre, the train station or the ring road for further afield commutes. The property is ready to move into and not only has a garage but two off street parking places.

The welcoming entrance vestibule offers ample space for coats to be neatly stored away and leads to rare sizable kitchen diner in this style of townhouse, cleverly reconfigured by the current owners. The hub and heart of the home kitchen diner has an array of stylish white shaker style wall and base units, with quartz work tops, housing built in appliances and offering plentiful storage, married together with the white worktops and Belfast sink to complete the sleek room. To the tastefully decorated cosy living room with wooden flooring and bathed in daylight from the window and French patio doors leading the to the rear private courtyard garden with stunning views of the St Lawrence Parish Church. A downstairs WC completes this floor.

To the first floor are two bright and airy double bedrooms and the white modern house bathroom with shower over the bath. A storage cupboard completes this floor. The primary bedroom is situated on the top floor and is a generous size with a separate dressing area and ensuite shower room. The church views are visible from the Velux windows making this space a tranquil room to relax and unwind.

