

- Two Bedrooms
- Popular Location
- On Street Parking
- Close to River Walks and Parks

- Open Plan Living Kitchen
- Tucked Away
- Access to the City Centre
- EPC - D

Ashtons Estate Agents is pleased to offer this charming two-bedroom traditional terrace, tucked away in a popular residential area just off Leeman Road. Ideally positioned within easy reach of York city centre, the railway station, and a variety of local amenities, the property also benefits from lovely riverside walks nearby and excellent transport links for commuting across the city and beyond.

The accommodation comprises a bright and airy open-plan living and dining space, tastefully separated by a sleek and modern breakfast bar. The kitchen features a range of cream gloss wall and base units, providing ample storage, while the wooden worktops offer plenty of space for food preparation and casual dining. Off the kitchen is a handy utility area with access to the sunny, walled courtyard, perfect for enjoying a morning coffee or relaxing in the sunshine. From the utility, a modern bathroom with a white suite completes the ground floor.

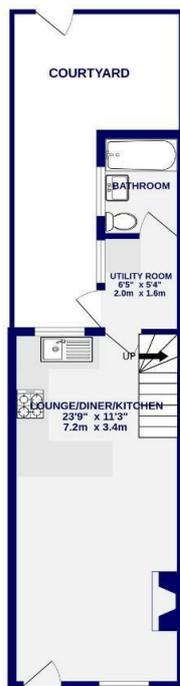
To the first floor are two generously sized double bedrooms, each with large windows allowing natural light to flood in, creating a sense of calm and comfort.

In summary, this delightful two-bedroom terrace is situated in a well-connected and desirable part of York and is sure to appeal to a wide range of buyers. It represents an ideal first-time purchase, offering a move-in-ready home with charm, character, and excellent convenience. Early viewing is essential to appreciate the space, setting, and potential on offer.

Council Tax Band: A

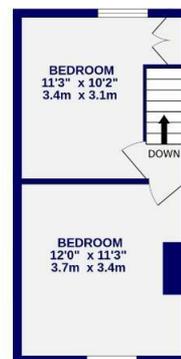


GROUND FLOOR
332 sq ft. (30.8 sq m.) approx.



TOTAL FLOOR AREA: 589 sq ft. (54.7 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the proportions will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. This plan is for 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.
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1ST FLOOR
257 sq ft. (23.9 sq m.) approx.



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