

property on behalf of the vendor.

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 D
- No Onward Chain
- Central Location
 - mooA ytilitU .
- · Open Plan Living On Ground Floor
 - First Floor Bathroom
 - Three Double Bedrooms
 - Period Mid Terrace Home

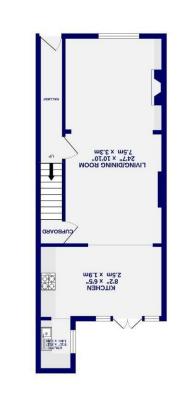
A - bned xeT lionuo Freehold

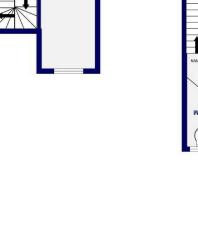
AJY F&OY ,beoA notenitnuH Lowther Street





385 aq.ft (35.8 aq.m.) approx





192 sq.ft. (17.8 sq.m.) approx



Lowther Street Huntington Road, York YO317LA

No Onward Chain £350 000





Situated in the highly sought-after area of The Groves, this beautifully presented three-doublebedroom period home is within walking distance of York City Centre, York Hospital, York St John University and just a 15 minute walk to York train station. Having undergone a series of thoughtful updates, including a spacious kitchen extension and a loft conversion, this property seamlessly blends character features with modern living. Offered with no onward chain, this is an opportunity not to be missed.

Stepping inside, the welcoming entrance hall leads into a bright and airy open-plan lounge/dining room, where a log burner and solid oak flooring add warmth and charm. The stylish shaker-style kitchen is fitted with a range of wall and base units, wooden worktops, and a central island, perfect for casual dining. Completing the ground floor is a convenient utility room.

The first floor hosts two well-proportioned double bedrooms and a luxurious house bathroom, while the top floor boasts a further spacious double bedroom with stunning views of York Minster.

Externally, the property features a private, south facing rear courtyard with an outbuilding, offering fantastic potential for conversion into a home office or additional usable space.

With its prime location, period charm, and modern upgrades, this home is a rare find. Early viewing is highly recommended.

Council Tax Band- B



















