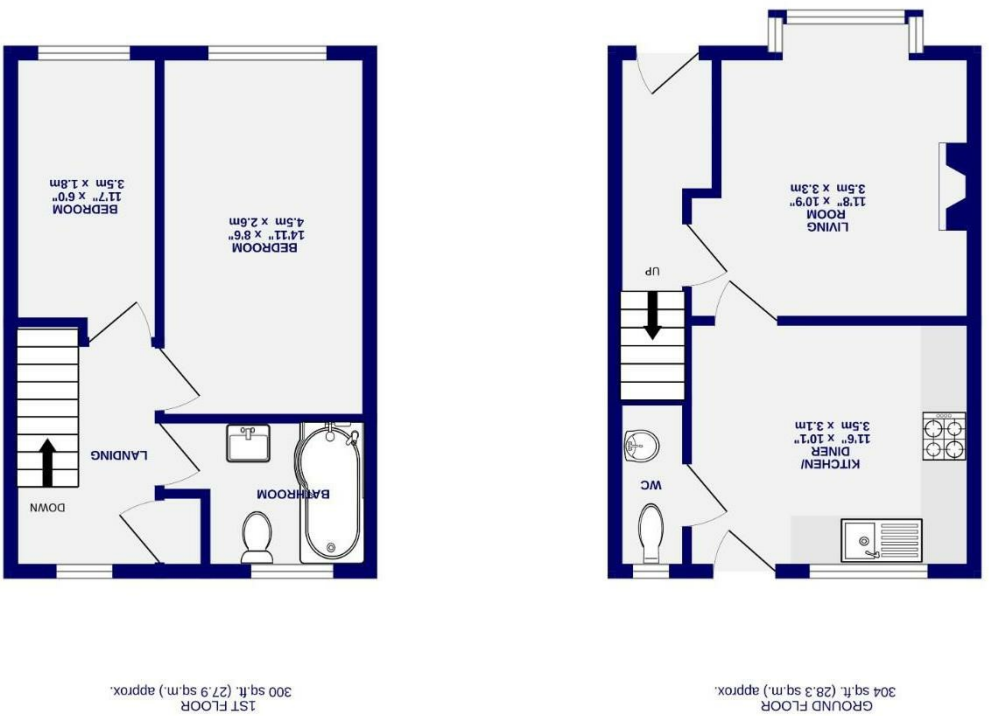




# St. Pauls Court Yarburgh Grove, York YO26 4TP

Freehold  
Council Tax Band - C

- Modern End Townhouse
- Two Bedrooms
- Allocated Parking Space
- Well Presented Throughout
- Ground Floor W.C
- Ideal First Home
- Modern Bathroom
- Private Garden With Rear Access
- Close To The City Centre Train Station
- EPC C



TOTAL FLOOR AREA: 604 sq.ft. (56.1 sqm.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas not represented are taken to any level of approximation or measurement. 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 condition, operation, or performance is made by any person. Prospective purchasers 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.



St. Pauls Court  
Yarburgh Grove, York  
YO26 4TP

Offers Over £230,000



A modern two bedroom townhouse with a private garden and off street allocated parking, ideally located close to York city centre in the popular residential area of Holgate. Offering convenient access to the train station and the nearby amenities of Acomb, this property presents an excellent opportunity for a first time buyer or investor.

The accommodation begins with an entrance hall that leads into a well proportioned living room positioned at the front of the property. To the rear is a contemporary fitted kitchen featuring a range of integrated appliances and direct access to the private, well maintained garden. A convenient ground floor WC with basin completes the layout on this level.

Upstairs, the property offers two generously sized bedrooms. The principal bedroom provides ample space for a range of furnishings, while the second bedroom is ideal as a guest room, nursery, or home office. Off the spacious landing is a modern three piece family bathroom with a shower over the bath.

Externally, the property benefits from a fully enclosed rear garden with a mix of lawn and patio areas, providing a perfect outdoor space for relaxing or entertaining. There is also side access to the garden, and, rare for properties in this location, an allocated off street parking space. The garden may also offer potential for a rear extension, subject to the necessary planning permissions.

In summary, a well presented home in a desirable area of York, offering modern living with excellent transport links and local amenities nearby.

Council Tax Band- C

