

YO26 4YT , York YO26 4YT

Freehold Council Tax Band - B

- · Period Fore Courted Terrace
- Two Double Bedrooms & A Loft Room
- Wood Burning Stove
- · Period Tiled Hallway
- South Facing Rear Courtyard
- Walking Distance York City Centre
- EbC D

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3.8m x 3.5m 22'6" x 11'7" ROOM LOFT

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 indivention or tact. If there is any point which is of particular importance to you, please contact the office and we would be pleased to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas are in good working order, or that the property is in good structural condition or otherwise. Any areas there are in good working order, or that the property is in good structural condition or otherwise. Any areas the or the interval condition or there are particulars should be deemed to be a statement that they are in good working order, for that the property is in good structural condition or otherwise. Any areas the to be a statement that they are in good working order, for that are are given as a guide only and are not precise. Purchasers must state they are in good working order, or these particulars. No percentents for any condition or otherwise team are into any condition or other areas of the vender or the enter of the employment of the vender. We property is in good structural condition or other areas are areas and as to that are areas and are not precise. Purchasers are areas are areas are areas and are and are areas areas are areas areas are areas are areas areas are areas are areas are areas are areas areas areas areas areas areas are areas areas are are areas are areas and we would be deemed to be a statement that the property is in good areas a





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Swinerton Avenue, , York, YO26 4YT

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£280,000



This beautifully restored two-bedroom period terrace has been thoughtfully renovated, combining timeless charm with modern finishes to create a truly special home. Finished to a high standard throughout, the property enjoys a spacious layout with character features, quality fittings and tasteful design details.

Set back from the street behind a generous frontage, the property opens into a striking entrance hallway with original tiled flooring, leading into a spacious open-plan living and dining room with high ceilings and a wood-burning stove, creating a warm and welcoming atmosphere ideal for entertaining. The country style fitted kitchen is a real highlight, featuring a range of stylish units, solid wood worktops worktops and an adjoining walk-in pantry for practical storage. A external utility room completes the ground floor accommodation.

Upstairs, the property offers two generous double bedrooms and a beautifully appointed family bathroom complete with freestanding cast iron roll-top bath, tiled floors and high-quality fittings. Above, a fully converted and decorated attic room (not currently building regulation approved) provides an excellent storage.

Externally, a delightful south-facing courtyard garden offers the perfect sun trap for al fresco dining, while to the front there is on-street parking readily available.

Located within walking distance of York train station and the city centre, this stunning home also enjoys easy access to the A59 and A64 for commuting further afield. Early viewing is essential to appreciate the quality, finish and location of this truly impressive property.

Council Tax Band- B



















