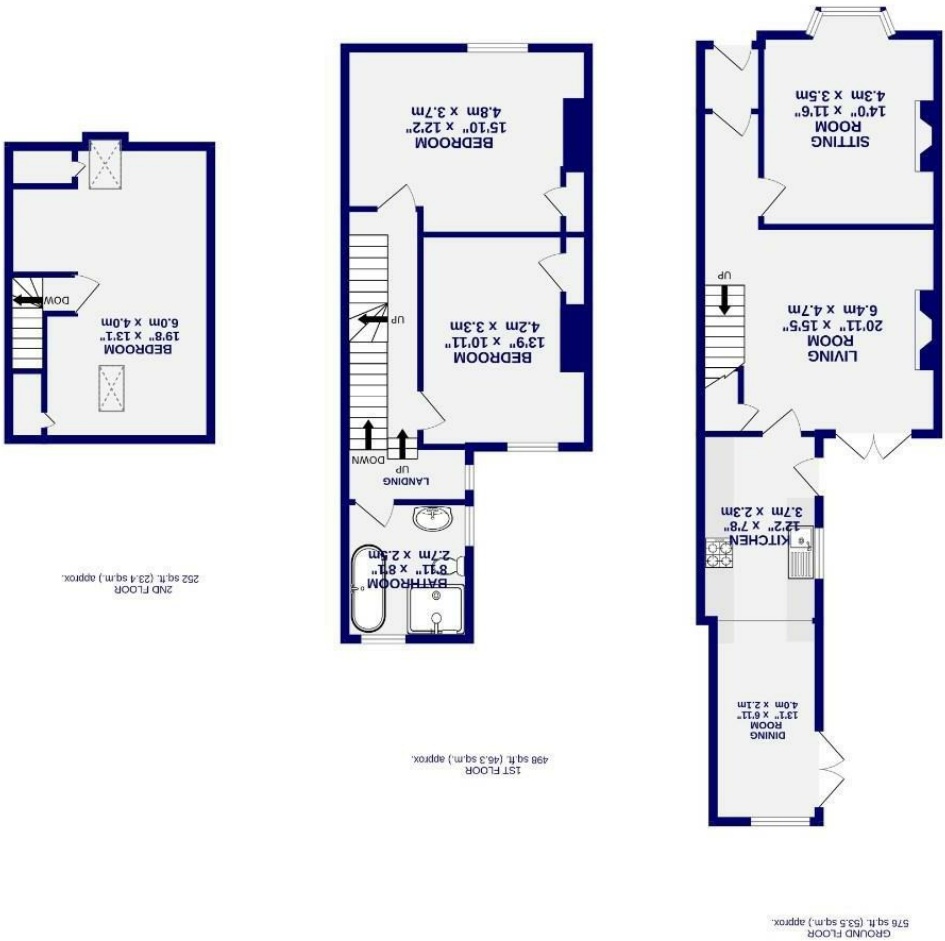


Vyner Street  
York  
YO31 8HR

Freehold  
Council Tax Band - C

- Mild Terraced Family Home
- Walking Distance To City Centre & Hospital
- Three Double Bedrooms
- Front Living Room With Bay Window
- Second Sitting Room With Log Burner
- Kitchen Diner To The Rear
- Four Piece Family Bathroom
- South Facing Rear Garden
- Permit Parking Available
- EPC - fbc



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is recommended that you verify the measurements of the rooms and any other areas and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The plan is not to be used for any other purpose and no guarantee is given as to their accuracy.

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 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.



Vyner Street  
York  
YO31 8HR

£400,000

3 1

A stunning three bedroom Victorian townhouse with a generous rear garden, located within walking distance of York city centre, train station and hospital. Beautifully presented throughout, this property has been much loved by the current owner and is an ideal property for a range of discerning buyers.

The generous entrance hallway leads into two spacious reception rooms. The living room is positioned to the front and benefits from the large bay window, flooding the room with natural light. Along the hallway is the second reception room with a show stopping gas burning stove as the focal point of the room. French doors look out to the landscaped garden, and stairs that lead up to the first floor. To the rear of the property is the fitted kitchen with modern style wall and base units and integrated appliances to include washing machine, fridge freezer cooker and hob. Beyond the kitchen is the dining area located at the very rear overlooking the south facing garden.

To the first floor, a generous landing provides access to two double bedrooms. There is also a stunning four piece bathroom with separate shower and free standing bath with period fixtures and fittings. Access to third bedroom is also found on the landing, which leads to another double bedroom completed with multiple Velux windows.

To the front, the property is fore courted, whilst a generous south facing garden is found at the rear and offers both patio and lawn areas. On street permit parking is available.

In summary a beautifully presented home that is ready to move into, viewing is highly recommended.

Council Tax Band- C

