

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 safisfy 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

0

13'5" x 10'11" 4.1m x 3.3m

- EbC C
- No Onward Chain
  - External Store
- Extended Kitchen Diner
  - First Floor Bathroom
    - Three Bedrooms
- Views Overlooking Little Knavesmire
  - Mid Terrace Home

O - bned xeT lionuoO Freehold

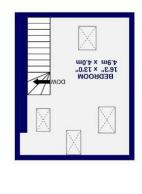
**JOS3 JES** Tadcaster Road, York Knavesmire Crescent







200 sq.ft. (18.6 sq.m.) approx.



## Knavesmire Crescent Tadcaster Road, York YO23 1ES

£425,000





Located in a popular residential area just a short walk from York Knavesmire and the racecourse, this charming period townhouse offers three bedrooms and spacious accommodation throughout. The home is now offered with no onward chain and is ready for immediate occupancy. While well-presented, it also offers scope for personalisation.

Knavesmire Crescent is ideally located for those needing easy access to York City Centre and the train station, while also being perfectly positioned for routes out of the city via the Ring Road.

Internally, the property briefly comprises an entrance hall leading to two separate reception rooms, both featuring attractive fireplaces. The front facing living room also benefits from a large bay window, allowing natural light to flood the space. To the rear is a spacious open-plan kitchen/diner fitted with a range of wall and base units, offering ample storage and worktop space.

On the first floor are two bedrooms, including a generously sized primary bedroom at the front, which enjoys views of the picturesque Little Knavesmire. A three piece family bathroom is also located on this floor. A spacious landing leads to the second floor, where a further double bedroom can be found. A convenient ground floor WC completes the internal accommodation.

Externally, the property boasts a charming courtyard-style rear garden, a pretty front forecourt, and a useful outbuilding for storage.

With no onward chain, early viewing is highly recommended to appreciate the space, character, and superb location this home has to offer.

Council Tax Band - C



















