

property on behalf of the vendor.

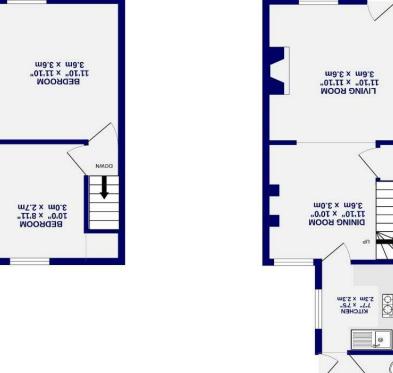
atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the siess, measurements, floor plans or distances referred 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 C
- No Onward Chain
- Ideal First Home Or Investment
 - Sought After Residential Area
- · Contemporary Kitchen & Bathroom
 - Open Plan Reception Space
 - Two Double Bedrooms
 - Period Victorian Terrace

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GROUND FLOOR 346 sq.ft. (32.2 sq.m.) approx.

Wolsley Street Off Heslington Road, York YO10 5BQ

£275,000





Located in a central and highly sought after residential area within walking distance of York City Centre, this well presented two bedroom Victorian terrace could make a perfect first home or investment property. With York train station, city centre amenities, and the University of York all easily accessible, the property is ideally positioned for a variety of buyers. Wolsley Street lies just off Heslington Road, also offering excellent access to the Foss Islands Retail Park and a range of local shops, cafes, and transport links.

Previously a successful rental property, it has been updated and well maintained by the current owner in recent years. Internally, the home features a spacious open plan living and dining room, complete with two fireplace recesses and stylish laminate flooring. To the rear, the modern kitchen is fitted with a range of contemporary wall and base units, complemented by oak worktops and Metrostyle tiled splashbacks. A well-appointed bathroom completes the ground floor.

Upstairs, there are two generous double bedrooms, both offering ample space for furniture.

Externally, the property benefits from an enclosed rear courtyard and a single garage set back from the house which could be ideal for storage or further outdoor space. On street parking is available to the front of the property.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band- B



















