

property on behalf of the vendor.

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 particulars montance 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 contestness of each of the areas particulars. No person in the employment of Ashtons has any authority to make or give any representants or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the astatements contestness of each of the

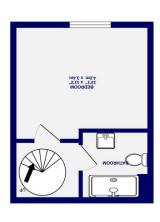
- EbC C
- No Onward Chain
- External Storage
- · Upgraded Bathroom
  - Central Location
- Immaculately Presented Throughout
  - Two Bedrooms
  - Period End Terrace Home

Freehold - B and - B

Park Crescent Huntington Road, YOB1 7NU









12T FLOOR 2ND FLOOR 2ND FLOOR 219 sq.ft. (20.4 sq.m.) approx. 181 sq.ft. (16.8 sq.m.) approx.

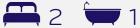
GROUND FLOOR 225 sq.ft. (20.9 sq.m.) approx.



## Park Crescent Huntington Road, York YO31 7NU

## Offers Over £240,000





Located in the highly sought after and centrally positioned Huntington Road area, this beautifully presented townhouse is just a short walk from York's historic city walls. Immaculately maintained throughout and offered with no onward chain, the property presents an ideal opportunity for first-time buyers or investors alike.

Internally, the property features an open plan living, kitchen and dining space with wood effect flooring, dual aspect windows dressed with traditional shutters, and a charming spiral staircase leading to the upper floors. The kitchen is fitted with a range of modern wall and base units offering ample storage and worktop space, finished with metro style tiled splashbacks and benefiting from integrated appliances.

On the first floor is a generous double bedroom with a large window that fills the room with natural light, alongside a recently updated three piece shower room. The shower room features floor to ceiling marble effect tiling, a rainfall shower, and a sleek vanity unit. The second floor houses a further double bedroom with a traditional dormer window overlooking the surrounding area.

Externally, the property benefits from access to a communal storage area, ideal for bins and bicycles, which is shared with just two neighbouring properties. On-street parking is available nearby.

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

Please note: While this property is freehold, a restriction is in place that prohibits use as a holiday let.

Council Tax Band B



















