

Ashtons

Falsgrave Crescent, Burton Stone Lane, York, YO30 7AZ

## Falsgrave Crescent Burton Stone Lane, York YO30 7A7

£325,000





7 1

Located just to the north of York, within walking distance of the city centre and a wealth of local shops, cafes, and amenities, is this beautifully presented forecourted terrace offering a generous blend of period charm and modern living.

The property opens with a welcoming hallway leading into the front lounge, a cosy space enhanced by a bay window and log-burning stove, perfect for colder evenings. To the rear is a stunning extended openplan kitchen, dining, and living space, the true heart of the home. This impressive area features a roof lantern and bi-fold doors which flood the room with natural light and open seamlessly onto the rear courtyard garden. The kitchen itself is fitted with stylish blue shaker units topped with white quartz work surfaces, integrated appliances, and a range cooker, all set against stone-effect tiled floors. A practical understairs utility area is plumbed for a ground floor WC.

To the first floor are two generous double bedrooms along with a well-appointed three-piece family bathroom. In addition, the property boasts a loft room, currently utilised by the owners as a cinema room, providing a versatile extra living space.

Externally, the house enjoys a forecourt approach and a good-sized rear courtyard garden, offering a private outdoor space for entertaining and relaxing.

This spacious and well-finished home is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.

Council Tax Band - B





















## Falsgrave Crescent Burton Stone Lane, YO30 7AZ

Freehold Council Tax Band - B

- Fully Renovated
- Period Terraced Property
- Rear Courtyard
- Sought After Location
- Two Double Bedrooms
- Open Plan Dining Kitchen
- Well Maintained Throughout
- FPC TBC



TOTAL FLOOR AREA: 972 sq.ft. (90.3 sq.m.) approx.

What every attempt has been made to ensure the excepts of the floorpion, resourcements of norms and any other items are approximate. It included in the plant the grange-process will form part of the overvall floor are and in responsibility is tissen for any error, ormsistor or mis-starrent. This plan is for it individually purposes only and should be used as such by any prospector per bear. The services, systems set to be a supplementation of the plant of the services and in the plant of the plant of the plant of the overall of the overall of the overall of the plant of t

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 areas, 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 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.

