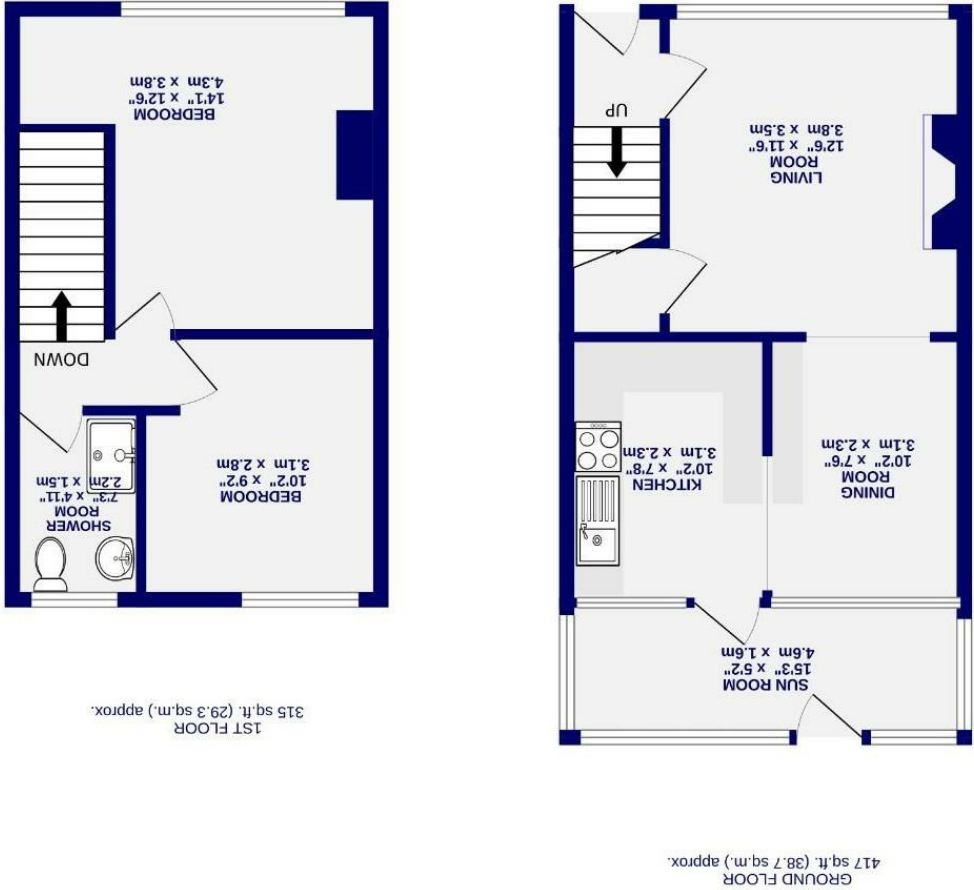




# Laburnum Garth , York YO31 9LU

Freehold  
Council Tax Band - B

- Mid Townhouse
- Two Double Bedrooms
- Garage Parking
- Enclosed Rear Garden
- Conservatory
- Close To York CC & Various Amenities
- No Onward Chain
- EPC C



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Laburnum Garth  
, York  
YO31 9LU

£240,000

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Located in a convenient position close to York city centre, and within easy reach of the varied amenities at Monks Cross and the Vanguard shopping parks, is this well-presented two-bedroom townhouse with off-street parking. Offering a conservatory extension, private garden, and garage, this property makes a wonderful first home.

The internal accommodation comprises an entrance hall leading into a bright and spacious reception room positioned to the front of the property. With a large window overlooking the front elevation, this space enjoys plenty of natural light and flows through to a dining area at the rear. The fitted kitchen is located to the rear too, offering a range of wood wall and base units complemented by light worktops, with ample space for a selection of freestanding appliances. To the rear is a versatile conservatory, ideal for use as a dining room or additional living space.

To the first floor are two well-proportioned double bedrooms, a modern three-piece shower room, and a spacious landing area. Externally, the property enjoys an enclosed patio-style rear garden with established planting and a feature pond. To the front there is an additional garden area, along with a garage providing off-street parking.

Offered with no onward chain, this is an excellent opportunity for a range of buyers seeking a home in a popular and accessible location close to York.

Council Tax Band B

