



Ash Street
Poppleton Road, York
YO26 4UR

£260,000



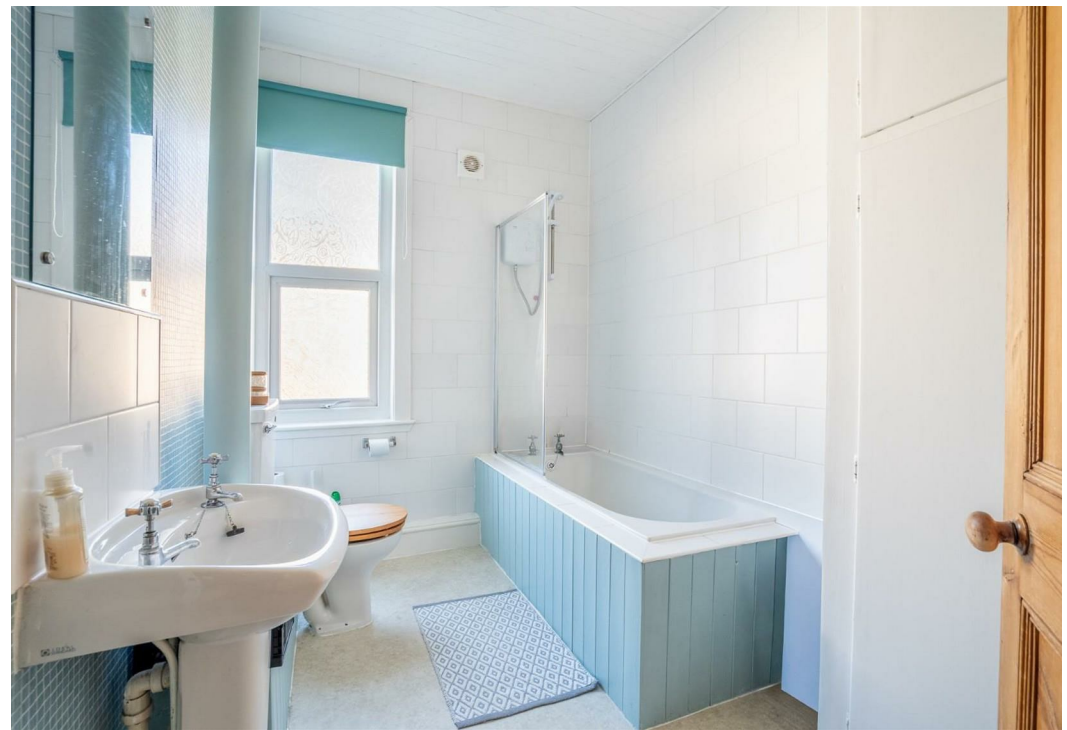
Set in the popular location of Holgate, which is ideal for walking distance to the Railway Station and City centre is this two double bedroom period home. The property has been lovingly maintained by the current sellers.

The accommodation comprises of an entrance hall featuring a tiled floor, leading to the living room with an exposed brickwork feature. The second of the reception rooms is used as a dining area that leads into the kitchen with an array of wall and base units and appliances. To the first floor are two double bedrooms, with the master bedroom boasting a large cupboard currently used as a dressing room and the house bathroom includes a three piece suite.

Externally, there is a walled rear courtyard and on street parking is available. Sure to appeal to a first time buyer or investors, viewing is highly recommended.

Council Tax Band A

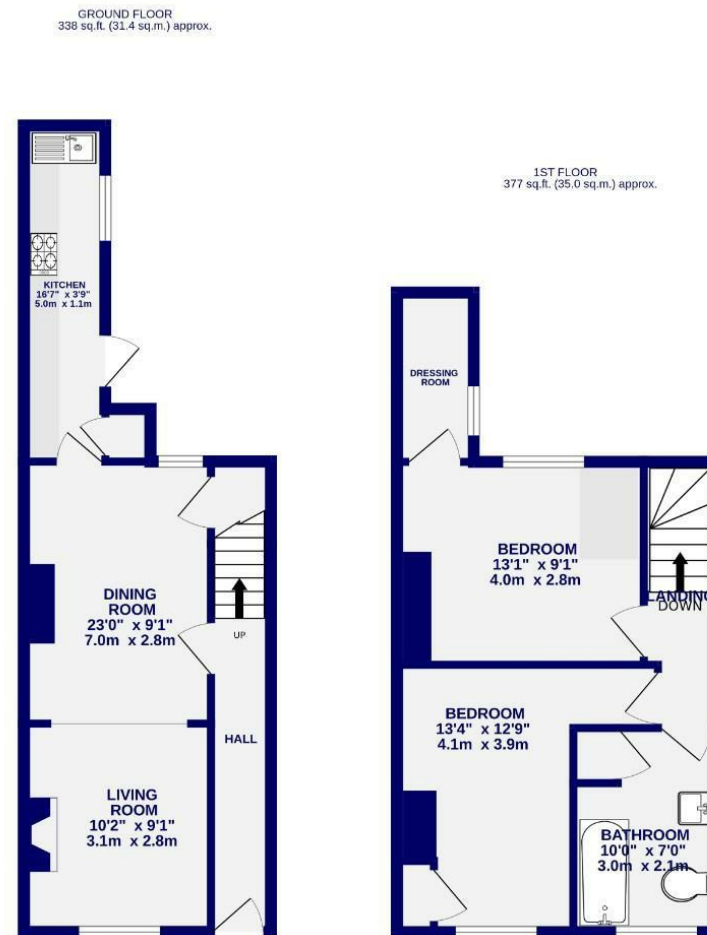




Ash Street Poppleton Road, York YO26 4UR

Freehold
Council Tax Band - A

- Two Double Bedrooms
- Terraced Property
- Open Plan Living
- Walking Distance To City Centre
- EPC D
- Perfect Home For First Time Buyers/Investors



TOTAL FLOOR AREA: 714 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If indicated in the plan the garage/porches will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability.

Made with Metropix 12025

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.