



Ash Street  
Poppleton Road, York  
YO26 4UR

£250,000

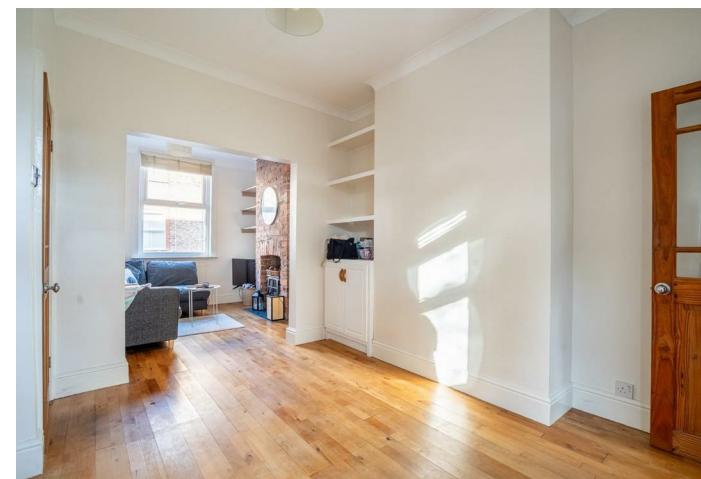
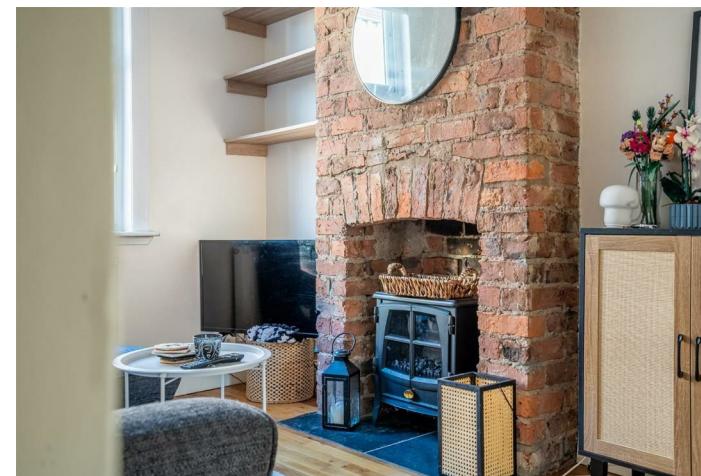


Set in the popular location of Holgate, which is ideal for walking distance to the Railway Station and City centre is this two double bedroom period home. The property has been lovingly maintained by the current sellers.

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



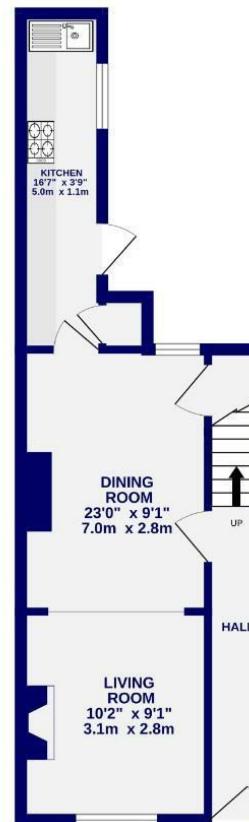


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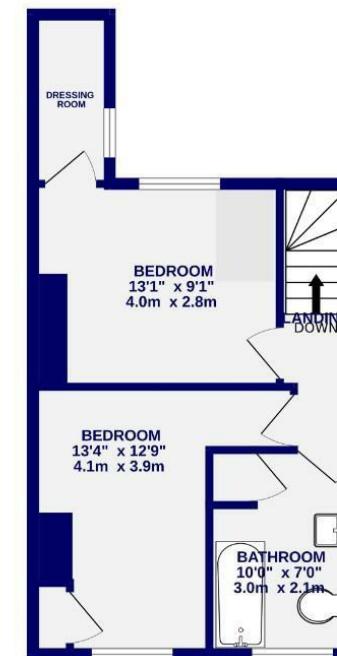
Freehold  
Council Tax Band - A

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

GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



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. It includes the areas of the groundfloors and all parts of the overall floor. The vendor is responsible for any errors or omissions. These plans are 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 as to their operability.  
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