

property on behalf of the vendor.

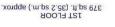
atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the siess, measurements, floor plans or distances referred 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 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

- EbC C
- A Short Walk From York City Centre
 - New Bathrooms
 - Mew Kitchen
 - · South Facing Rear Garden
 - Driveway Parking
 - Two Double Bedrooms
- Newly Converted Mid Terrace House

Q - bned xeT lionuo Freehold

TX4 9至GY Off Leeman Road, Garfield Terrace





BEDROOM 4.3m x 3.6m

3.8m x 2.6m 3.8m x 2.6m

GROUND FLOOR 579 sq.ft. (53.8 sq.m.) approx.

16'5" × 13'1" 5.0m × 4.0m 5.0m × 4.0m

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Garfield Terrace Off Leeman Road, York YO26 4XT

£280,000



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A newly converted two-bedroom terrace house, beautifully designed and offered with no onward chain.

Situated just a short riverside walk from York city centre and within close proximity to York Railway Station, this property enjoys an enviable position. The area offers a wide range of local amenities, including shops, pubs, and the charming Homestead Park.

The property's layout is both modern and inviting. A front entrance hallway leads into a lounge featuring a bay window that fills the space with natural light. At the rear, the open-plan living/dining kitchen is the heart of the home, complete with bi-fold doors that open onto the south-facing rear garden. The sleek new kitchen, finished in grey with marble-effect worktops and oak-effect flooring, includes a range of integrated appliances. A utility cupboard completes the ground floor.

Upstairs, there are two double bedrooms. The main bedroom benefits from a bay window and a fitted wardrobe, while the family bathroom features a contemporary three-piece suite, a shower over the bath, and a chrome towel rail.

The property offers off-street parking for multiple vehicles at the front. To the rear, the south-facing garden includes a patio area, perfect for relaxing or entertaining.

This home is ideal for those seeking stylish and modern living in a convenient and desirable location.

Council Tax Band- D



