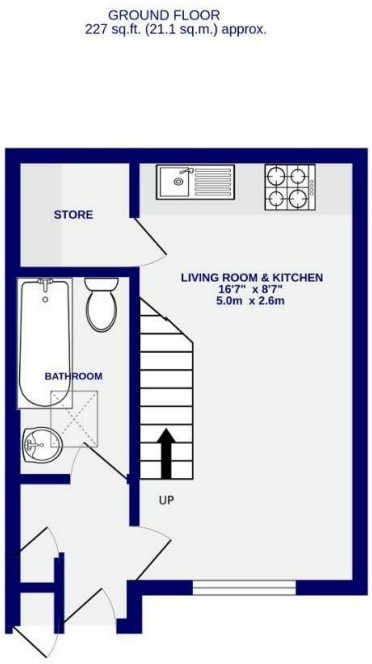
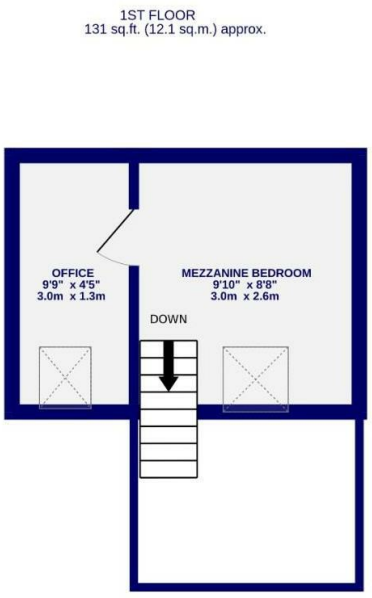


West Moor Lane
Heslington, York
YO10 5ER

Freehold
Council Tax Band - A

- One Bedroom Mid-Terraced Property
- Excellent Investment Opportunity
- Close To University Campus
- Open-Plan Living
- Mezzanine Double Bedroom
- Useful Dressing Or Study Area
- Communal Parking And Gardens
- Bike Shed
- No Onward Chain
- EPC D





TOTAL FLOOR AREA : 358 sq.ft. (33.2 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 included in the plan the garage/stores 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 as to their operability.
Made with Metropix ©2026

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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

West Moor Lane
Heslington, York
YO10 5ER

£150,000

1 1

Ashtons Estate Agents are delighted to offer for sale this well-positioned one bedroom mid-terraced property, ideally situated close to Heslington and the University of York campus. The location is particularly appealing for those connected with the university, while the nearby A64 provides excellent access to York, Leeds and the wider road network. York city centre is also within easy reach, making this a convenient and well-connected setting.

The property opens into an entrance hall with useful storage cupboard and access to the modern bathroom, fitted with a white suite and shower over the bath. From here, the accommodation opens into a spacious open-plan living and dining area, creating a versatile space for both relaxing and entertaining. The kitchen is positioned to the rear and is fitted with a range of wall and base units, together with a useful separate utility area.

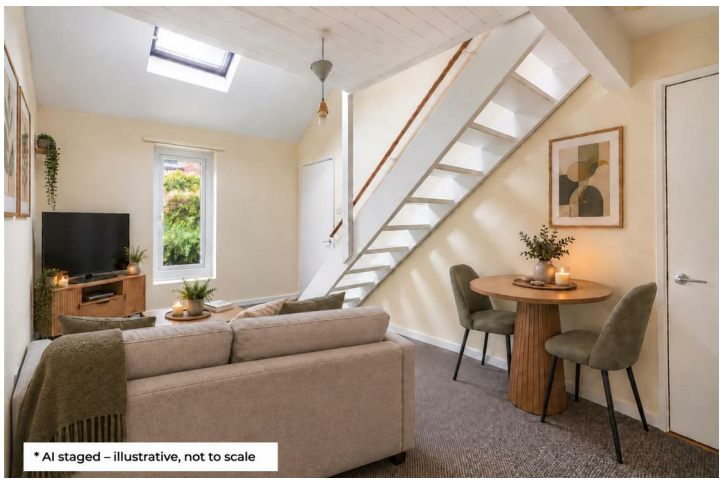
A staircase rises from the living room to the mezzanine bedroom, which provides an excellent sense of space and features a Velux roof light. There is also a useful dressing area or study space, again benefiting from a Velux roof light and integral wardrobe, making this a particularly versatile upper floor.

Outside, the property enjoys well-maintained lawned gardens with flagged pathways, together with a communal car park providing parking for residents and visitors.

Offered for sale with no onward chain, this property represents a great opportunity for a first time buyer or investor seeking a well-located property close to the University of York. Its convenient position and versatile layout also make it an attractive investment opportunity, with strong appeal for those looking for a property in this popular part of York.

There is a maintenance charge for the commual areas- £82 paid quarterly

Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included in the sale. AI may alter other details, so please refer to the original Photo

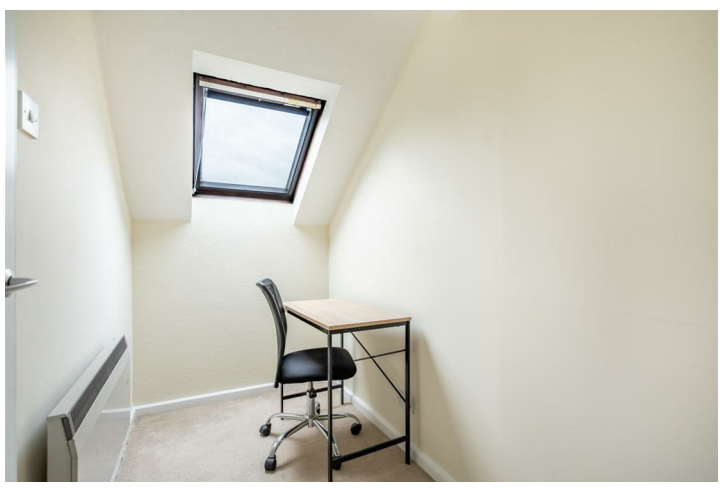

* AI staged – illustrative, not to scale

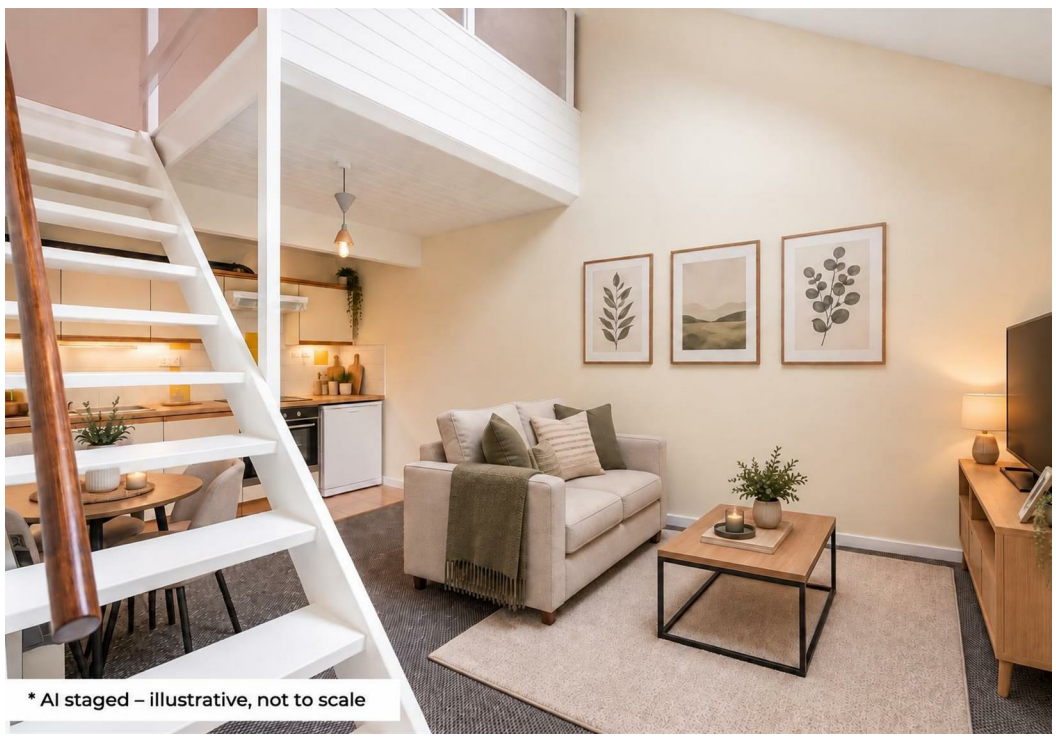


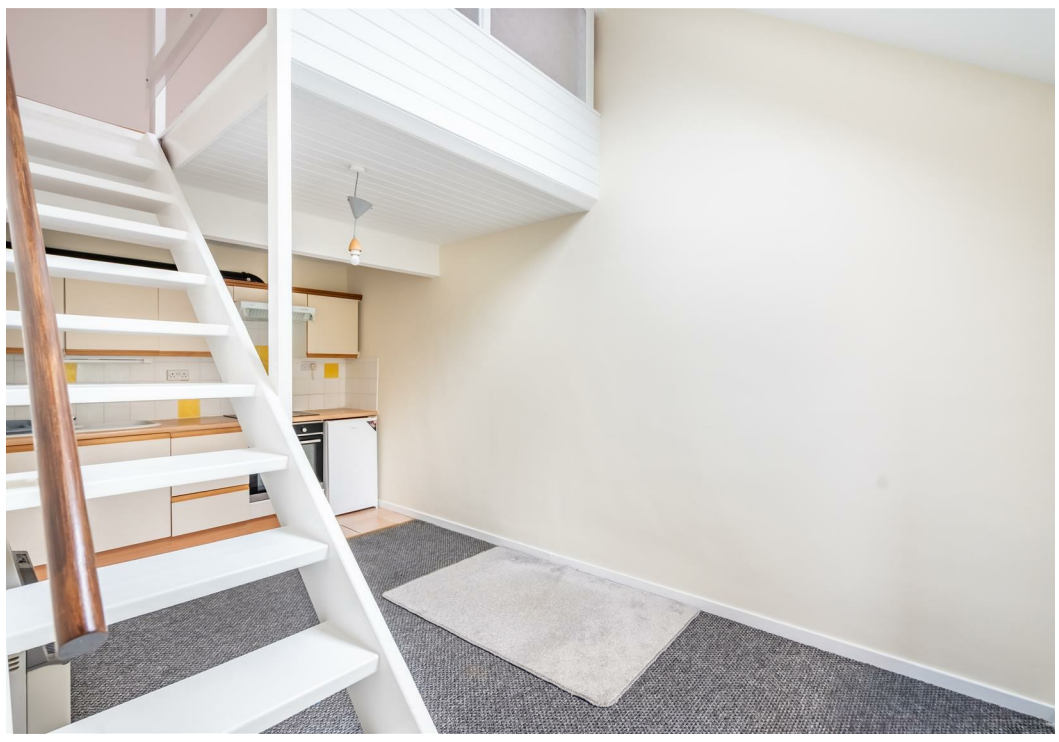




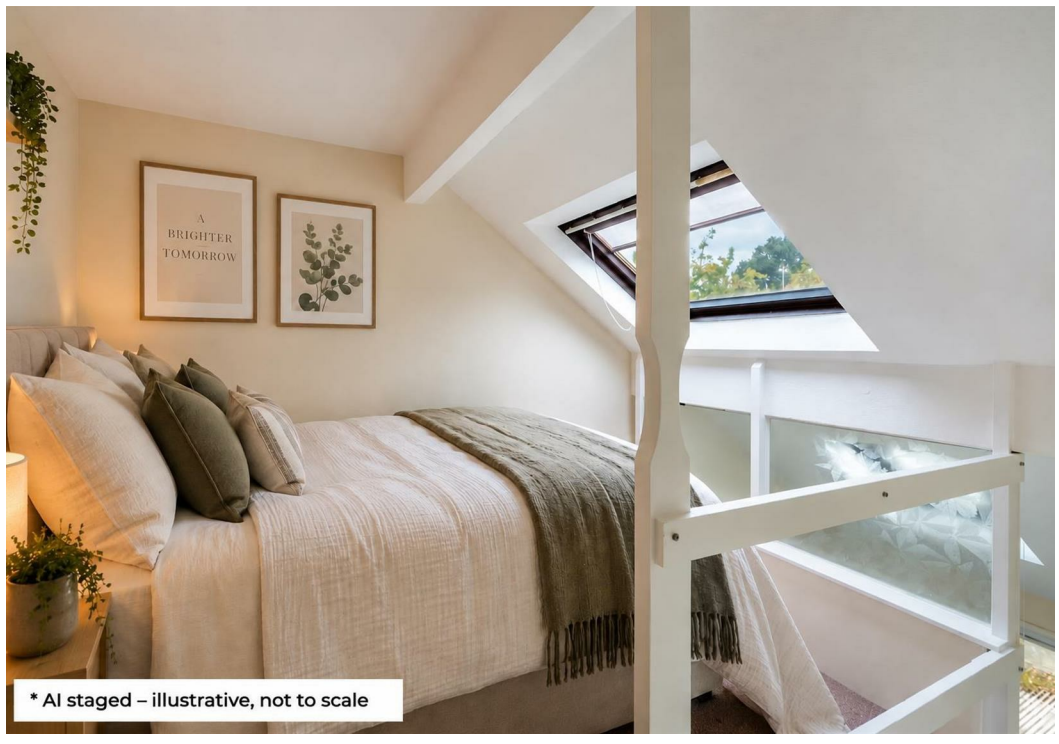





* AI staged – illustrative, not to scale







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