Regents Court
, York
YO26 4XG

Freehold
Council Tax Band - B

- Two Bedrooms
- Mid Townhouse
- Rear Ground Floor Extension
- Modern Throughout
- Great Proximity To City Centre
- Council Tax B
- EPC TBC

TOTAL FLOOR AREA : 644 sq.ft. (59.9 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.
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£270,000

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A beautifully presented and thoughtfully extended two bedroom townhouse, ideally situated in a quiet residential area with excellent access to York city centre and a wealth of local amenities.

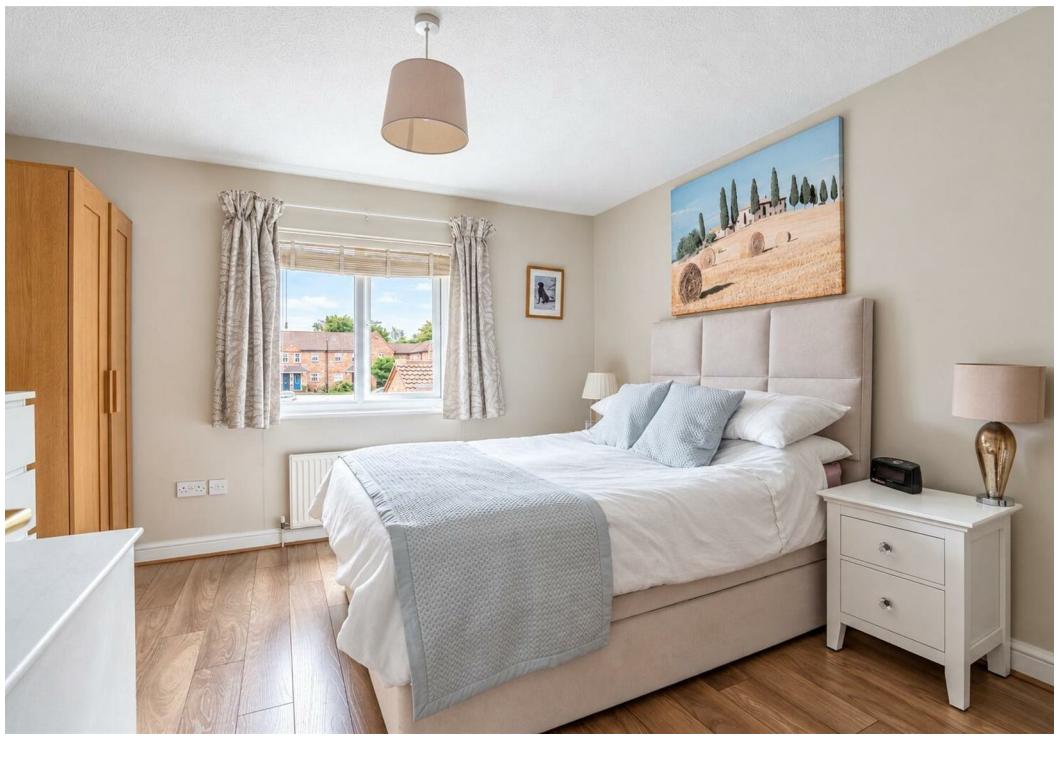
This modern home offers well proportioned and comfortable accommodation, combining a practical layout with a lovely sense of space. The property has been improved in recent years, including a new kitchen, windows and boiler within the last three years, providing a comfortable and well maintained home ready to move into.

The generous living accommodation provides a welcoming space to relax and enjoy everyday life, while the modern kitchen offers a practical and attractive setting for cooking and entertaining. The property has also been extended, creating additional living space and a particularly enjoyable connection with the garden.

There are two well proportioned bedrooms, alongside a modern bathroom, making the property an ideal choice for first time buyers, couples or those looking for a manageable home close to the city.

A real highlight is the well maintained, south facing rear garden. French doors from the extension open directly onto a lovely patio area, creating a seamless connection between the house and garden. The garden provides an excellent space for outdoor dining, entertaining, relaxing or simply enjoying the sunshine.

The property also benefits from a private garage, providing useful additional storage and parking, while the quiet residential setting offers plenty of parking.

The location is a particular attraction, with York railway station and the city centre both within a short walk. Clifton Ings is also easily accessible on foot, offering beautiful riverside and open space walks. There is convenient access to both the A59 and A19, while nearby schools and popular Homestead Park add to the appeal for families and those who enjoy having green space close by.

Early viewing is advised.