

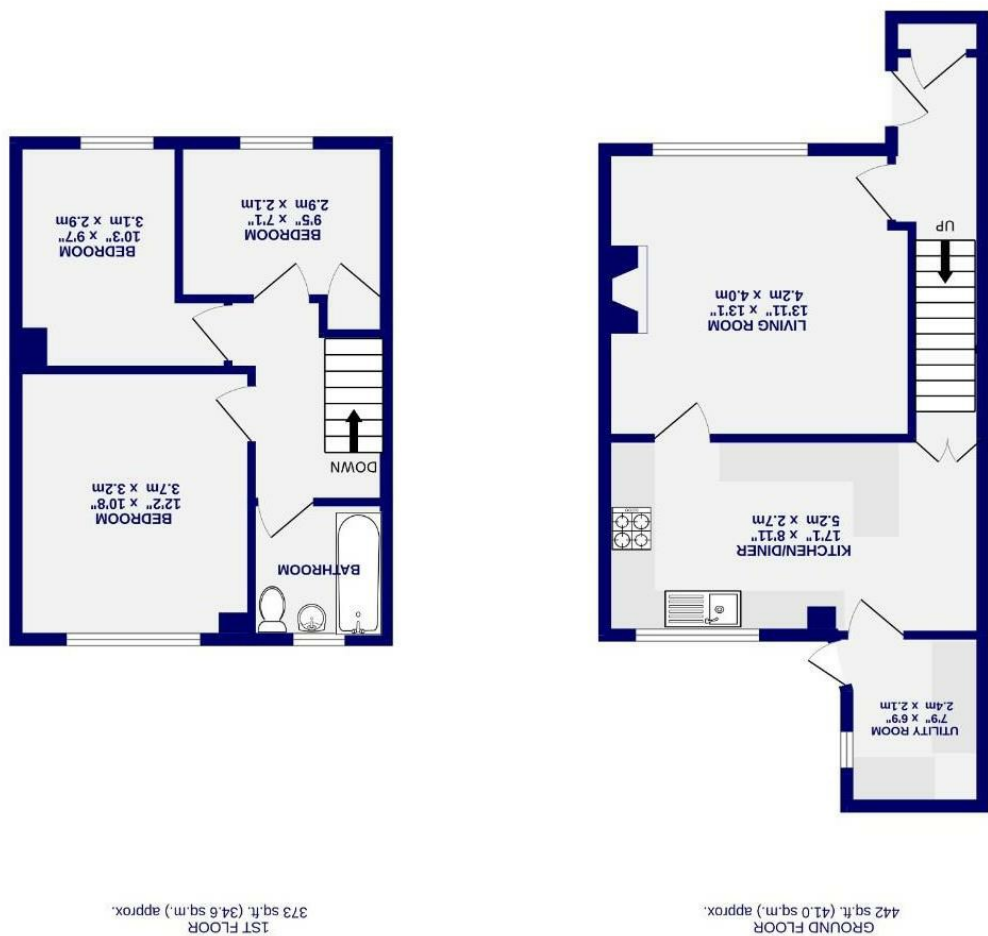
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 statement 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.

TOTAL FLOOR AREA: 814 sq ft. (75.7 sq m.) approx.

- Townhouse
- Three Bedrooms
- Enclosed Garden
- Well Maintained Throughout
- Popular Residential Area
- Ideally Located For Easy Access To CC & Train Station
- No Onward Chain
- EPC C

Freehold
Council Tax Band - B

Lindsey Avenue,
York
YO26 4RR



Lindsey Avenue
, York
YO26 4RR

£220,000

 3  1

Located in the popular residential area of Holgate, to the west of York, is this well maintained three bedroom townhouse. Having been carefully looked after over the years, the property offers spacious accommodation throughout together with an enclosed rear garden. Offered with no onward chain, it makes an excellent opportunity for first time buyers or growing families.

The internal layout begins with an entrance hall leading through to the front reception room, where a large window allows natural light to flood the space and highlight features such as the wooden flooring. To the rear is a well fitted kitchen with a range of contemporary wall and base units, ample worktop space and a selection of integrated appliances, together with a useful utility area.

Upstairs are three bedrooms, all well proportioned, along with a family bathroom.

Externally, the property enjoys an enclosed rear garden, mainly laid to lawn with patio seating areas and established flowerbeds, providing both practicality and charm.

Likely to be popular on the open market, and with the benefit of no onward chain, early viewing is highly recommended.

Council Tax Band B

