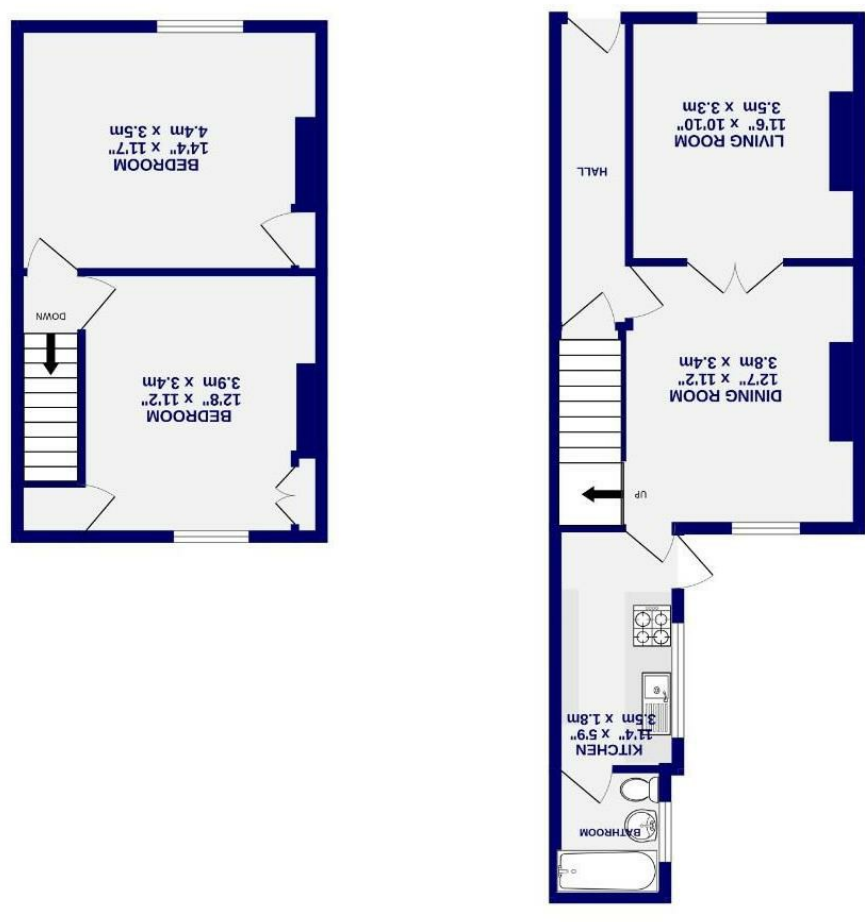




Newborough Street, Burton Stone Lane, YO30 7AT

Freehold
Council Tax Band - B

- Pretty Period Home
- Enclosed Garden Style Courtyard
- Contemporary Kitchen & Bathroom
- Two Bedrooms
- Close Proximity To Train Station & CC
- Ideal First Home
- Entrance Hall
- EPC D



GROUND FLOOR 436 sq.ft. (40.3 sq.m.) approx.
1ST FLOOR 336 sq.ft. (31.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that prospective purchasers should verify the accuracy of the floor plan and the responsibility is taken for any error, omission or misstatement. 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 Mapbox (2023)

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 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 and as to the correctness of each of 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.

Newborough Street
Burton Stone Lane, York
YO30 7AT

Offers Over £250,000

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Located in the ever sought-after area of Burton Stone Lane, within walking distance of Bootham Bar, York railway station via Scarborough Bridge and the varied amenities of the city centre, is this beautifully presented two-bedroom Victorian townhouse.

Having been thoughtfully upgraded in part by the current owners, this attractive period home provides an excellent opportunity for a first-time buyer, offering well-proportioned accommodation together with a pretty and enclosed rear courtyard.

Internally, the property opens into an entrance hall leading through to a versatile three-reception space, with the rooms separated by French doors. The living room is positioned to the front of the property, enjoying a relatively open aspect over the road, while the dining room to the rear overlooks the attractive courtyard garden. Beyond the dining room is the kitchen, fitted with a range of wall and base units providing ample storage and worktop space. A newly installed Crittall-style door allows natural light to flow through the ground floor and provides access to the rear garden. Completing the ground floor is a contemporary bathroom, finished with floor-to-ceiling tiling and fitted with a bath and overhead shower.

To the first floor are two well-proportioned double bedrooms, served by a small landing.

Externally, there is convenient non-permit on-street parking immediately outside the property and within the surrounding area. To the rear is a charming courtyard-style garden, featuring established planting, greenery and raised flower beds, providing an attractive and private outdoor space.

