

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.

Edgware Road Fishergate, York YO10 4DG

Freehold
Council Tax Band - C

- Town House
- Three Bedrooms
- Beautifully Presented
- Generous Rear Garden
- Popular Residential Setting
- Walking Distance To CC & Train Station
- Ideal First Home
- EPC D



Edgeware Road
Fishergate, York
YO10 4DG

£325,000

 3  1

Located in the sought-after residential area of Fishergate, just south of York city centre, is this beautifully presented three-bedroom townhouse. Perfectly placed within walking distance of the River Ouse, the historic city centre, and York railway station, the property offers both convenience and lifestyle appeal, making it an ideal choice for first-time buyers or families.

The ground floor opens with an inviting entrance hall leading into a light-filled living room at the front of the property. Featuring a charming bay window, hard flooring, and a fireplace, this room enjoys natural light throughout the day. To the rear lies a stylish Shaker-style kitchen, fitted with ample wall and base units complemented by thick granite worktops, with space for freestanding appliances. Two useful storage cupboards adjoin the kitchen, one thoughtfully utilised as a utility space.

Upstairs, there are three well-proportioned bedrooms, two of which are generous doubles, alongside a modern three-piece family bathroom.

Set on a larger-than-expected plot, the property enjoys a delightful rear garden, enclosed by fencing and backing onto local woodland, offering both privacy and attractive green views. Laid mainly to lawn with a patio area, it provides plenty of space for outdoor dining.

With its prime location, generous garden, and immaculate interiors, this property is sure to attract strong interest, and early viewing is highly recommended.

Council Tax Band C

