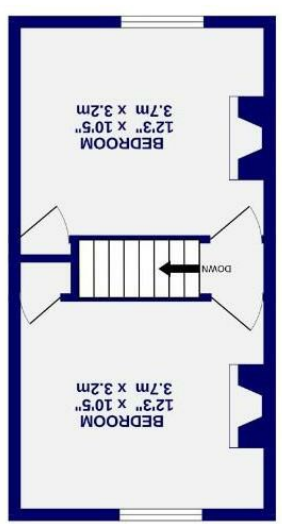
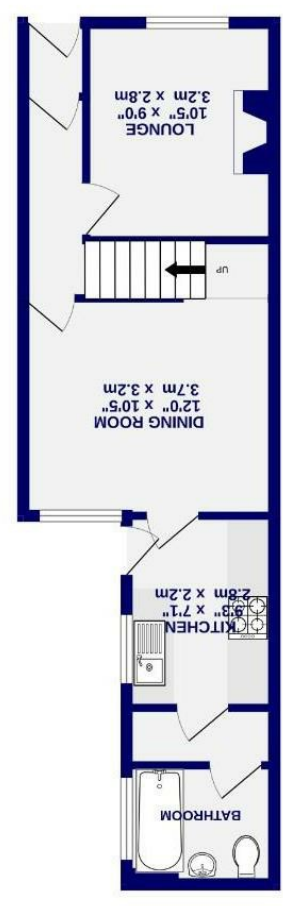


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

With every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas and no responsibility is taken for any errors, omissions or mis-statements. The floor plans, floorplans and appliances shown have not been scaled and no guarantee is given regarding them.



1ST FLOOR  
276 sq ft. (25.7 sq m.) approx.



GROUND FLOOR  
402 sq ft. (37.4 sq m.) approx.

TOTAL FLOOR AREA: 679 sq ft. (63.1 sq m.) approx.

# Sutherland Street , York YO23 1HQ

Freehold  
Council Tax Band - B

- Two Bedroom
- Terrace Property
- Ideal For First Time Buyers / Investors
- Desirable Location
- Modern Kitchen
- EPC C



Sutherland Street  
, York  
YO23 1HQ

£290,000



Ashtons Estate Agents to present this recently upgraded two-bedroom period home, located in the highly sought-after residential area of South Bank. The property is just moments from the Knavesmire Racecourse and within easy reach of York city centre and the railway station.

An ideal purchase for first-time buyers or investors, the home also benefits from modern gas central heating and partial uPVC double glazing throughout.

The bright and well-proportioned accommodation briefly comprises: an entrance hallway, a lounge featuring a period fireplace, a 12ft sitting/dining room, a fitted kitchen with a range of units, a rear hallway, and a three-piece bathroom suite. To the first floor there is a landing leading to two double bedrooms.

Externally, the property offers a landscaped walled courtyard with gated access to the rear service alleyway.

Early internal viewing is highly recommended.

Council Tax Band B

