



*All Furnished

Laburnum Garth
Heworth, York
YO31 9LU

£230,000



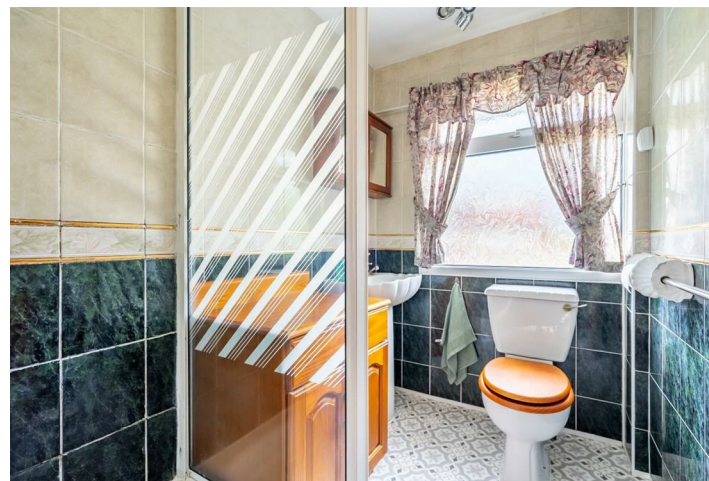
Located in a convenient position close to York city centre, and within easy reach of the varied amenities at Monks Cross and the Vanguard shopping parks, is this well-presented two-bedroom townhouse with off-street parking. Offering a conservatory extension, private garden, and garage, this property makes a wonderful first home.

The internal accommodation comprises an entrance hall leading into a bright and spacious reception room positioned to the front of the property. With a large window overlooking the front elevation, this space enjoys plenty of natural light and flows through to a dining area at the rear. The fitted kitchen is located to the rear too, offering a range of wood wall and base units complemented by light worktops, with ample space for a selection of freestanding appliances. To the rear is a versatile conservatory, ideal for use as a dining room or additional living space.

To the first floor are two well-proportioned double bedrooms, a modern three-piece shower room, and a spacious landing area. Externally, the property enjoys an enclosed patio-style rear garden with established planting and a feature pond. To the front there is an additional garden area, along with a garage providing off-street parking.

Offered with no onward chain, this is an excellent opportunity for a range of buyers seeking a home in a popular and accessible location close to York.

Council Tax Band B



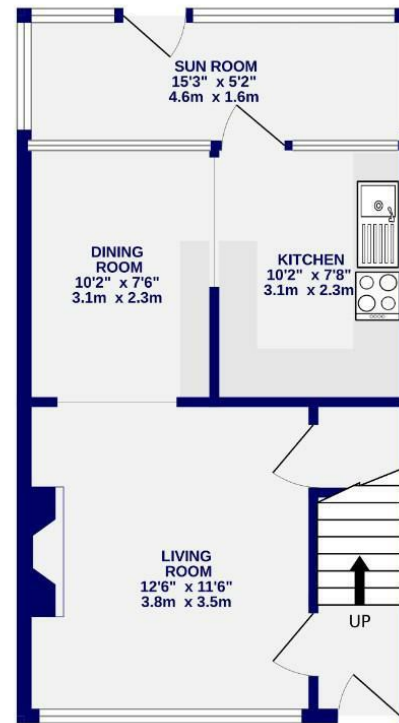


Laburnum Garth Heworth, York YO31 9LU

Freehold
Council Tax Band - B

- Mid Townhouse
- Two Double Bedrooms
- Garage Parking
- Enclosed Rear Garden
- Conservatory
- Close To York CC & Various Amenities
- No Onward Chain
- EPC C

GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (68.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other items are approximate. If included in the plan the garage/porches 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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