

88 Garfield Terrace

York, YO26 4XU

Guide Price £240,000

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Situated in the ever-popular Leeman Road area of York, this beautifully presented two-bedroom mid-terrace home offers stylish accommodation within easy reach of York City Centre, the railway station, and a wealth of local amenities, making it an ideal purchase for first-time buyers, professionals, or investors.

The property opens into a tastefully decorated living room, enhanced by bespoke fitted shelving with fitted LED lighting that adds both character and practical storage. To the rear, the recently fitted kitchen boasts a contemporary range of sleek wall and base units, complemented by integrated appliances and ample worktop space, creating a modern and functional hub of the home. Beyond the kitchen is a stylishly tiled bathroom, fitted with a modern three-piece suite. To the first floor are two generously sized double bedrooms, both beautifully presented and offering comfortable, versatile living space.

Externally, the property enjoys a spacious enclosed courtyard, providing the perfect setting for al fresco dining, entertaining guests, or relaxing with a drink during the warmer months.

Combining period charm with modern finishes throughout, this superb home occupies a sought-after location close to excellent transport links, local amenities, and the historic heart of York. Early viewing is highly recommended.

Lounge
12'3 x 11'5 (3.73m x 3.48m)

Kitchen
11,10 x 9'1 (3.35m,3.05m x 2.77m)

Rear Hall

Bathroom
8'10 x 5'5 (2.69m x 1.65m)

First Floor Landing



















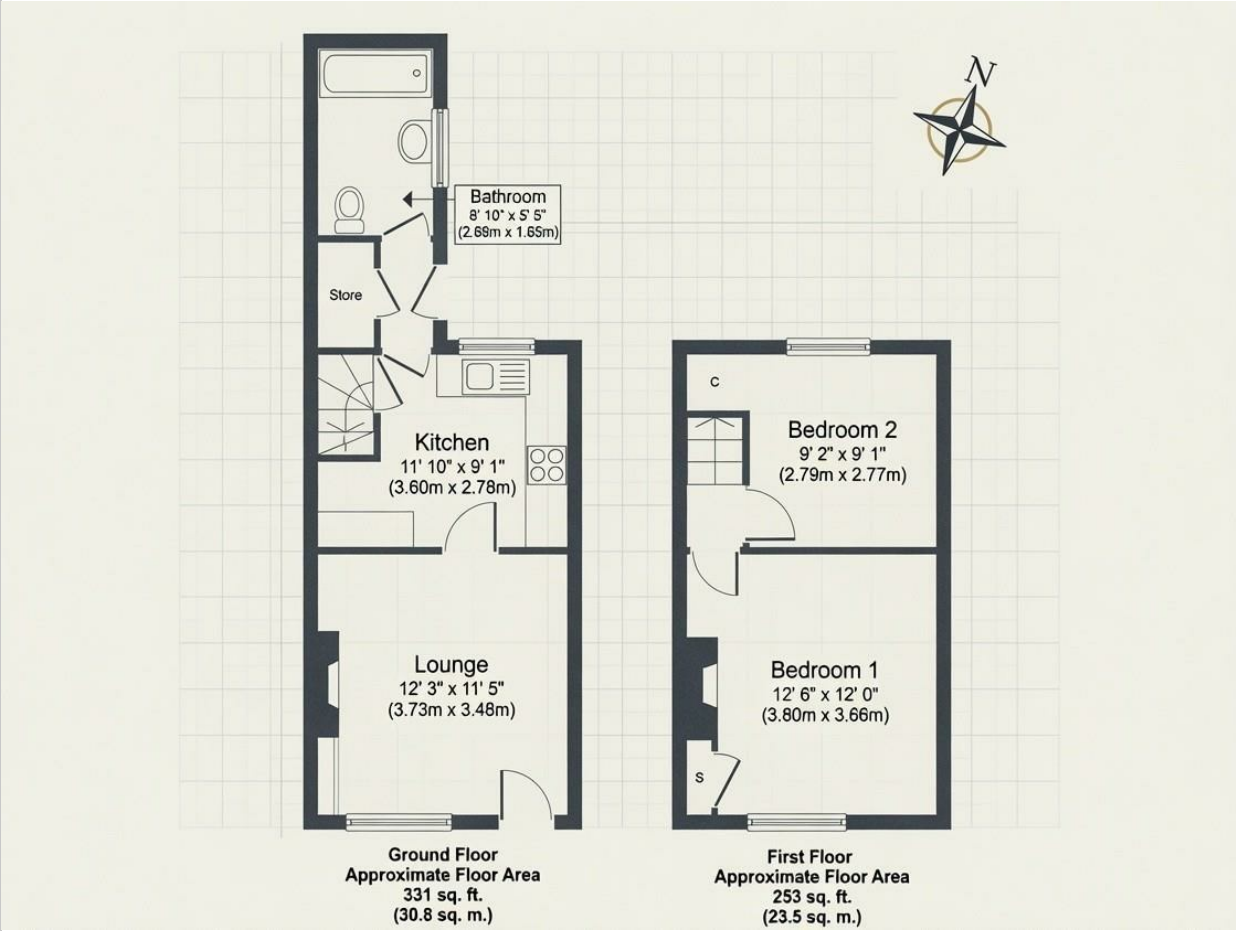
Bedroom 1
12'6 x 12 (3.81m x 3.66m)

Bedroom 2
9'2 x 9'1 (2.79m x 2.77m)

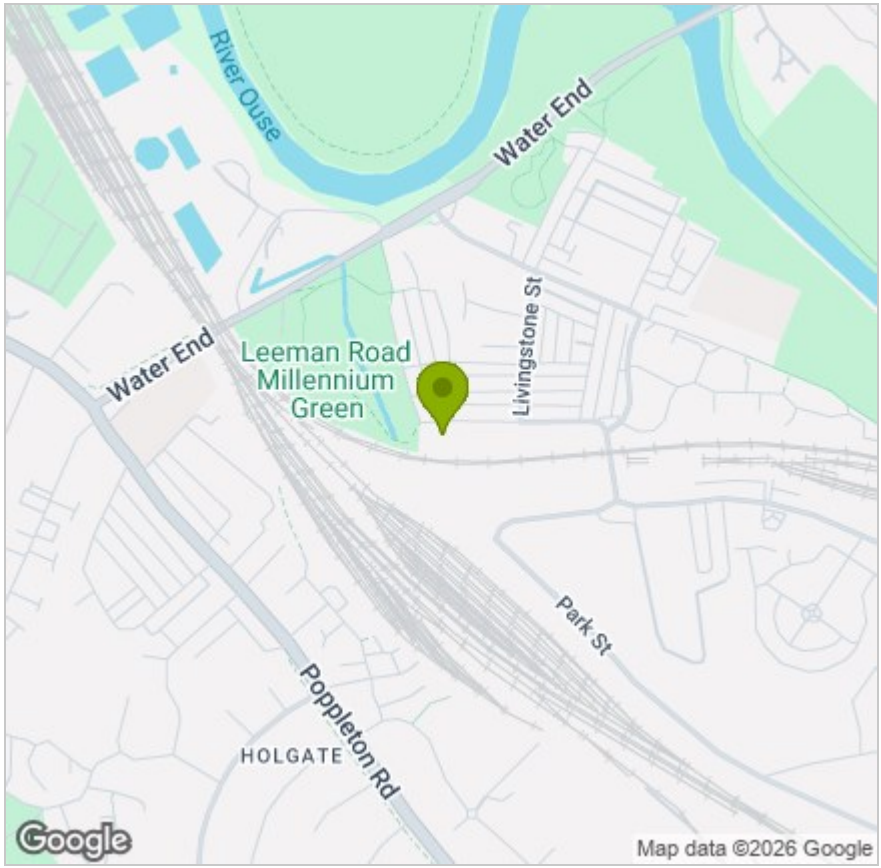
Outside

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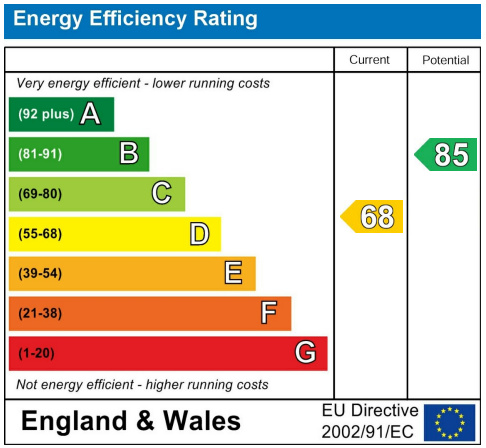
FLOOR PLAN



LOCATION



EPC



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