



Victoria Court
Leeman Road, York
YO26 4XE

Offers Over £200,000



Located on the popular Leeman Road, within easy walking distance of York Railway Station, York city centre and York Hospital, is this fantastic opportunity to acquire a two-bedroom home, ideal for first-time buyers and investors. Having been a much-loved home for many years, the property offers excellent potential for cosmetic enhancement and personalisation, while already benefiting from the sought-after advantages of off-street parking, an enclosed rear garden and no onward chain.

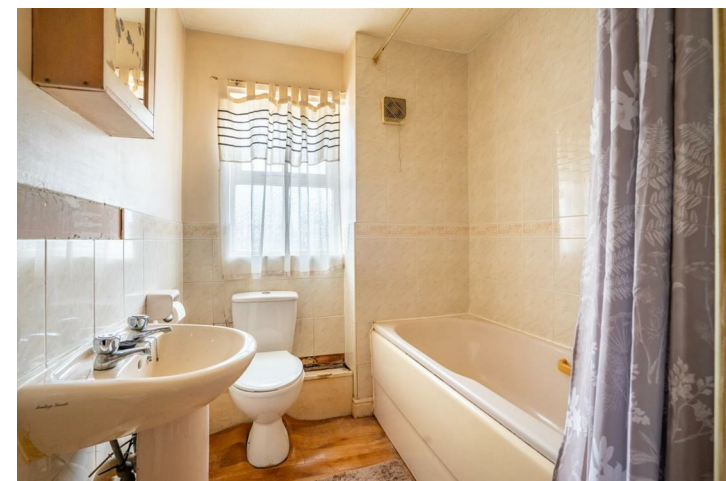
Internally, the property opens into an entrance vestibule leading through to a bright and spacious open-plan living area. A large front window allows natural light to flood the room, enhancing features such as the fireplace and creating a welcoming space with stairs leading to the first floor. Positioned to the rear is the fitted kitchen, comprising a range of wall and base units that provide ample storage and worktop space, with direct access to the enclosed rear garden.

To the first floor are two well-proportioned bedrooms, both served by a three-piece house bathroom accessed from the central landing.

Externally, the property benefits from a garage and off-street parking, while the enclosed rear garden is bordered by fencing, providing a private outdoor space with plenty of potential to create an attractive area for relaxing or entertaining.

Offered to the market with no onward chain, this property is sure to attract strong interest. Early viewing is highly recommended.

* Please note some furniture and personal items have been removed from a selection of rooms using AI.*





*AI Edited



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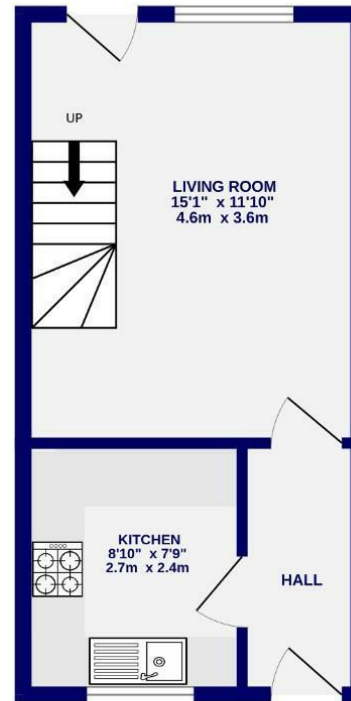


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Freehold
Council Tax Band - B

- Two Bedroom Townhouse
- No Onward Chain
- Off Street Parking
- Enclosed Courtyard Garden
- Sought After Residential Area
- Potential For Updating
- Garage & Parking
- EPC C

GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq.ft. (52.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed 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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