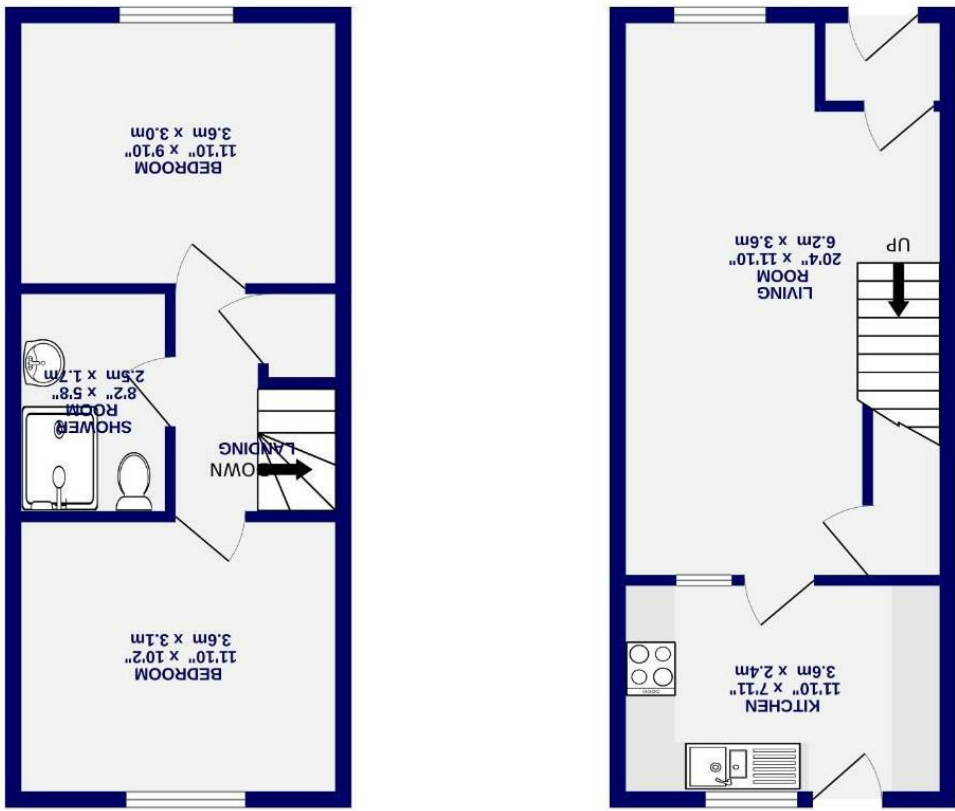




Woodland Place New Earswick, York YO32 4TR

Leasehold
Council Tax Band - B

- Mid Terrace House
- Two Double Bedrooms
- 50% Shared Ownership Property
- Courtyard Rear Garden
- No Onward Chain
- In Need Of Modernisation
- EPC D



GROUND FLOOR 334 sq.ft. (31.0 sq.m.) approx.
1ST FLOOR 334 sq.ft. (31.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other items are approximate. It is advised that the floorplan is used as a guide only and is not to be relied upon for any legal or financial purposes. The floorplan is not a substitute for a professional survey and should be used in conjunction with a professional surveyor. The floorplan is not a substitute for a professional survey and should be used in conjunction with a professional surveyor. The floorplan is not a substitute for a professional survey and should be used in conjunction with a professional surveyor.

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 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Woodland Place
New Earswick, York
YO32 4TR

50% Shared Ownership
£120 000

2 1

Offering excellent potential for a buyer looking to modernise and add value, this well-proportioned two bedroom townhouse is set in the popular residential area of New Earswick, well placed for local amenities, transport links and York city centre, making it an ideal purchase for first-time buyers or those seeking a project with clear scope to improve.

A front hallway leads through to a comfortable living space, while to the rear, a functional kitchen offers the opportunity to create a more contemporary layout suited to modern living.

Upstairs, two bedrooms are served by a wet-room style shower room, in reasonable condition and offering practical, accessible space.

Outside, a courtyard garden to the rear provides a low-maintenance outdoor area.

The property further benefits from recently installed windows and a modern boiler fitted within the last five years, offering peace of mind on key elements of the home.

Leasehold
Length of lease- Currently 58 years. A lease extension will be carried out during the conveyancing process at an additional cost to the buyer of £7,000
Rent to pay on 50% share- £223.30 a month
Ground rent - £0
Service Charge- £0

Council Tax Band- B

