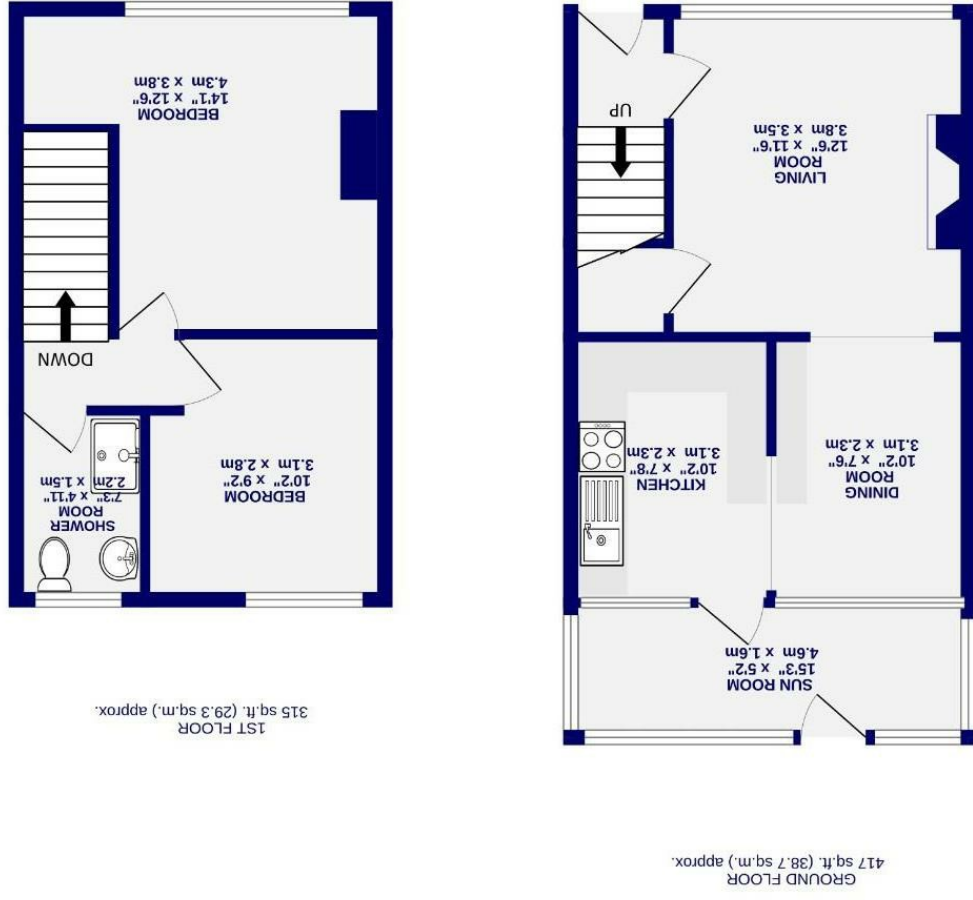


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

While every attempt has been made to ensure the accuracy of the original measurements of rooms and any other areas and appliances, it is included in the joint guarantee with form part of the overall contract and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operation. Plans made with Mapelec (2025)



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

Freehold  
Council Tax Band - B

# Laburnum Garth, York, YO31 9LU



# Laburnum Garth

, 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

