

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. 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.

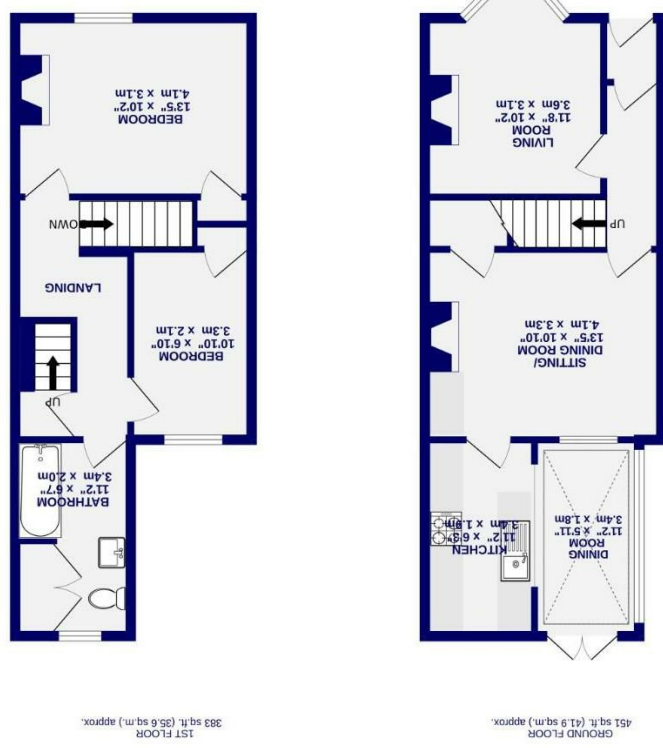
Freehold
Council Tax Band - C

- Fore-courted Three Bedroom Victorian Terrace
- Three Generous Double Bedrooms
- Original Period Features Throughout
- Light-Filled Extended Kitchen Space
- Dining Room With Log Burner
- Sitting Room With Tiled Fireplace
- Bright Dual-Aspect Loft Room
- Prime Position Overlooking The Knavesmire
- Chain Free
- EPD D

Knavesmire Crescent , York YO23 1ES



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other items are approximate. It is advised to take the floorplan and room list as a guide only for illustrative purposes only and should not be used as a basis for any purchase. The services, systems, fixtures and fittings are shown in the floorplan and are not guaranteed as to their operation. Made with MetreXp 02/2024



Knavesmire Crescent , York YO23 1ES

Offers Over £400,000



Occupying a superb position overlooking the Knavesmire, this elegant three-bedroom Victorian terrace enjoys one of York's most desirable residential settings. Combining a wealth of original period features with beautifully balanced accommodation arranged over three floors, the property offers an enviable lifestyle with open green space quite literally on the doorstep. The racecourse, highly regarded local schools and an excellent selection of independent cafés, restaurants and everyday amenities are all within easy reach, whilst York city centre and railway station remain conveniently accessible.

The handsome fore-courted façade immediately creates an impressive first impression, whilst an original tiled entrance hall provides a fitting introduction to the character and charm found throughout the home. To the front, the elegant sitting room enjoys views towards the Knavesmire and features a beautiful original fireplace, creating a wonderful reception space rich in period detail.

Beyond lies a generous dining room centred around a charming log-burning stove, offering an inviting environment for both entertaining and everyday family living. To the rear, a thoughtfully designed glazed side-return extension floods the kitchen with natural light, creating a bright and sociable space with a seamless connection to the outside.

The kitchen opens onto a private walled courtyard garden, providing a peaceful and low-maintenance outdoor retreat ideal for al fresco dining and summer entertaining.

To the first floor are two exceptionally well-proportioned double bedrooms, both retaining attractive original tiled fireplaces that enhance the property's Victorian character. These rooms are served by a beautifully appointed family bathroom, finished in an elegant and timeless style.

