



Swinerton Avenue Off Leeman Road, YO26 4YT

Freehold
Council Tax Band - B

- Mid Terrace House
- Two Bedroom
- Fore Courted
- First Floor Bathroom
- Walking Distance York City Centre
- Period Features
- EPC TBC



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.

Swinerton Avenue
Off Leeman Road, York
YO26 4YT

£260,000

 2  1

A charming two-bedroom period terrace, ideally positioned within easy reach of York city centre and the train station.

Set back from the street behind a generous frontage, this attractive home opens into a welcoming entrance hallway which leads through to a spacious open-plan living and dining room. High ceilings and large windows create a bright and airy feel, while the layout offers plenty of flexibility for modern living. The kitchen is well presented and provides a range of fitted units with access out to the rear courtyard.

To the first floor are two well-proportioned double bedrooms and a modern family bathroom.

Externally, the property benefits from a delightful south-facing courtyard garden – the perfect spot for relaxing or entertaining outdoors. On-street parking is readily available to the front.

Perfectly placed for access to York city centre, local amenities, and commuter routes including the A59 and A64, this lovely home will appeal to a range of buyers.

Council Tax Band: B

