



20 Garfield Terrace, York YO26 4XU

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Situated in the popular Leeman Road area of York, this period terrace offers open plan living/dining room, galley kitchen and bathroom to the ground floor, whilst on the first floor are two double bedrooms and on the second floor is a large attic room.

- Spacious Terraced Home
- Popular Residential Area
- Open Plan Living and Dining Room
- Galley Style Kitchen with Appliances
- Ground Floor Bathroom
- Two First Floor Bedrooms
- Additional Attic Room
- Rear Courtyard
- Pleasant Riverside Walks Nearby
- No Onward Chain

**Guide Price £220,000**

**Tenure: Freehold**

**Council Tax Band: A**

### Garfield Terrace, York, YO26

Approximate Gross Internal Area = 63.6 sq m / 684 sq ft  
(Excluding Restricted Use Area)  
Restricted Use Area = 3.0 sq m / 32 sq ft  
Total = 66.6 sq m / 716 sq ft

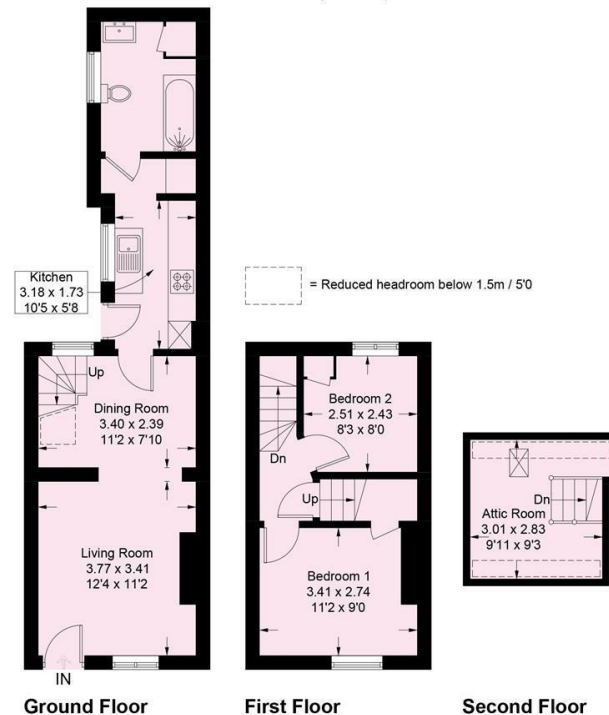
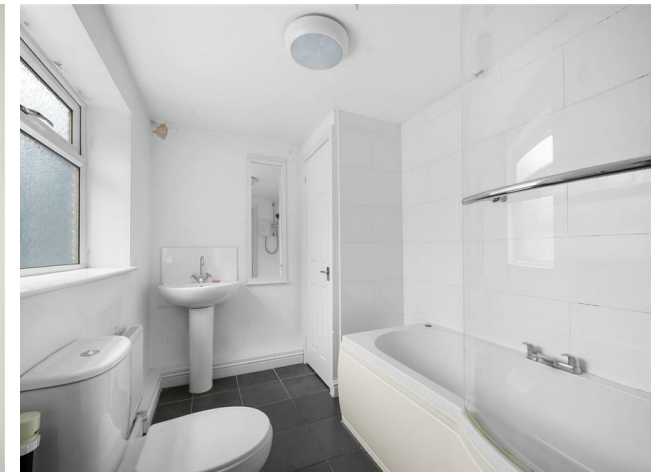
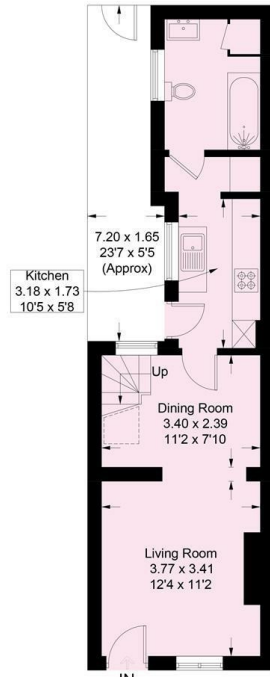


illustration for identification purposes only, measurements are approximate, not to scale  
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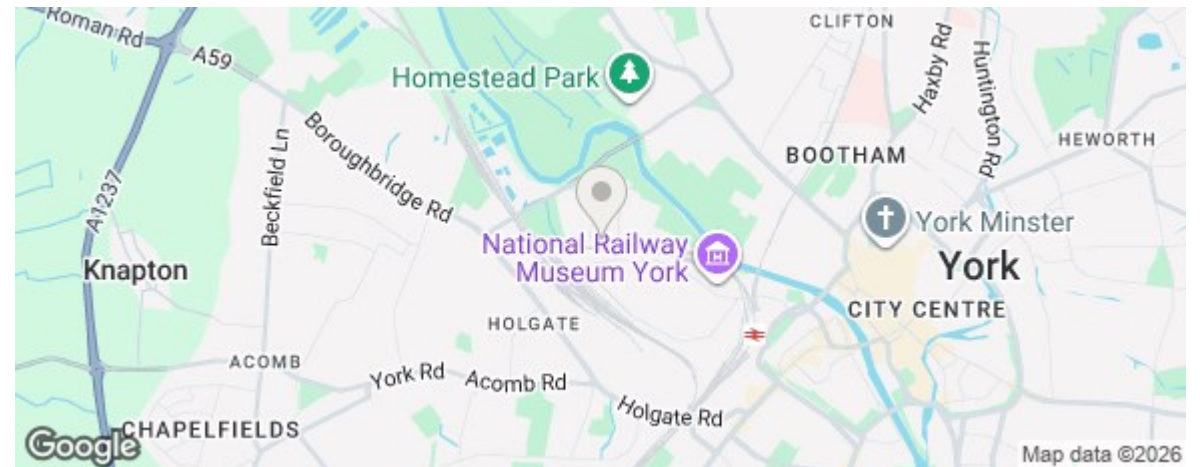


**Garfield Terrace, York, YO26**



**Ground Floor**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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