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TOTAL FLOOR AREA: 526 sq.ft. (48.5 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the layout, measurements of rooms and areas are approximate and should be used as a guide only. The vendor, agent and any other person named hereon make no guarantee as to the accuracy of the measurements and no responsibility is taken for any errors or omissions. The plan is for information only and does not constitute an offer of any part of the property. The plan is for information only and does not constitute an offer of any part of the property. The plan is for information only and does not constitute an offer of any part of the property.



1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.

GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.

Garfield Terrace Leeman Road, York YO26 4XU

Freehold
Council Tax Band - A

- Period Victorian Terrace
- Two Double Bedrooms
- Sought After Residential Area
- Courtyard
- Central Location
- Ideal First Home
- No Onward Chain
- EPC TBC



Garfield Terrace
Leeman Road, York
YO26 4XU

Offers In Excess Of
£200 000



Located in the popular and highly convenient area of Leeman Road, just a short distance from York city centre and the train station, this well presented terraced home has been a much loved property for many years. Well maintained throughout and offered with no onward chain, it will appeal to a range of buyers including first time purchasers and investors alike.

The accommodation begins with a spacious reception room to the front, providing a comfortable living space, which leads through to an updated kitchen fitted with modern units, metro-style splashbacks and space for a dining table. A three piece bathroom completes the ground floor. To the first floor are two well proportioned double bedrooms, offering flexible accommodation.

Externally, the property enjoys a low maintenance rear courtyard with a useful storage shed, while on street parking is available to the front. Offered with no onward chain, early viewing is strongly recommended to appreciate the location and accommodation on offer.

Council Tax Band A

