



## 23 Blakeney Place

Off Heslington Road, York, YO10 3HZ

**£260,000**

This townhouse lies in a quiet, leafy position just off the main Heslington Road. There are three bedrooms and a very large bathroom on the first floor. The ground floor has a separate WC, open kitchen/ diner, large lounge and utility room. The house offers lots of scope to decorate to your taste. Park at the garage and stroll through the gardens to your front door, a very pleasant place to live indeed.

Access to the University campus is a 5 min stroll. The city centre is only 10 minutes away. Heslington Road itself has a nice selection of cafes and food outlets.

EPC C  
Council Tax Band C

- Mid Town House
- Enclosed Rear Garden
- Quiet Community Feel
- Garage
- Just off Heslington Road
- Private Development
- Walking Distance to York Uni & City Centre
- Council Tax Band C

### Viewing

Please contact our Quantum Estate Agency Sales Office on 01904 631631 if you wish to arrange a viewing appointment for this property or require further information.





For Sale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

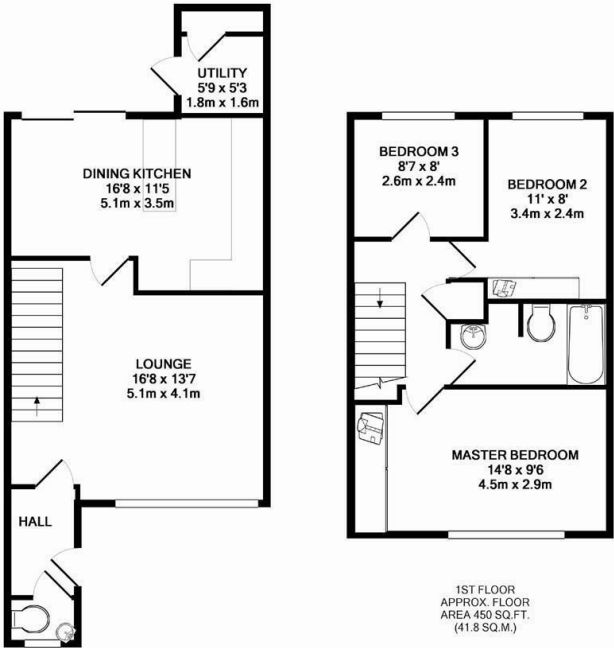
EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC



GROUND FLOOR  
APPROX. FLOOR  
AREA 498 SQ.FT.  
(46.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 948 SQ.FT. (88.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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