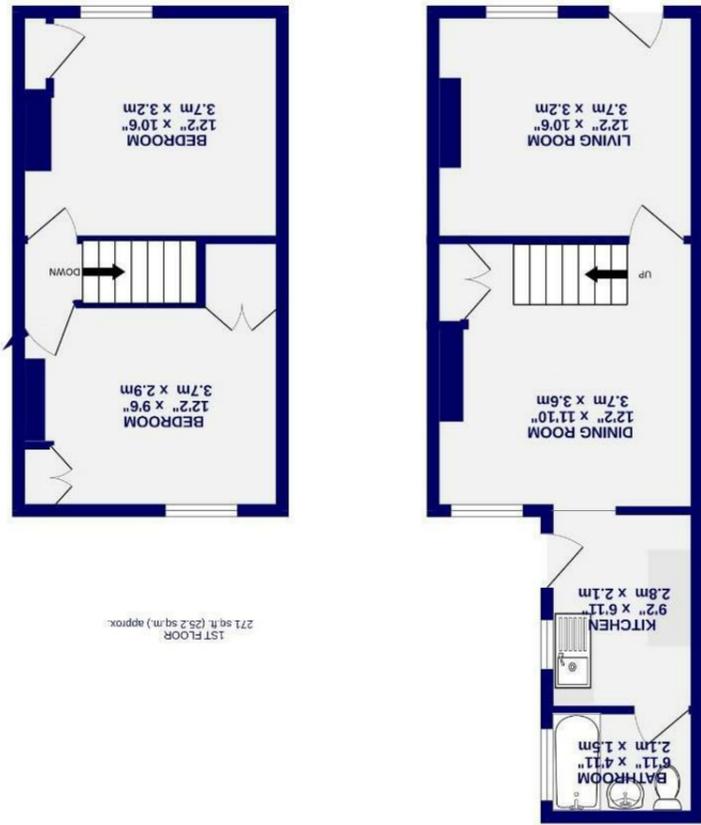


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

367 sq ft. (34.1 sq m.) approx.
 271 sq ft. (25.2 sq m.) approx.
 TOTAL FLOOR AREA: 638 sq ft. (59.2 sq m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and areas and no responsibility is taken for any error, omission or mis-statement. The data is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown there are not shown to scale and are not shown to scale. Made with AutoCAD 2020.



Hanover Street West Off Leeman Road, YO26 4YB

Freehold
 Council Tax Band - A

- Mid Terrace Property
- Two Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- Rear Yard
- New Gas Boiler
- EPC - D



Hanover Street West
Off Leeman Road, York
YO26 4YB

£210,000



A traditional two bedroom mid terrace property situated in this convenient and well established residential area to the west of York, offering easy access to a wide range of local amenities and lying just over a mile from the city centre. The property presents an excellent opportunity for both first time buyers and investors looking for a well located home within easy reach of York's historic centre, railway station and regular transport links.

The accommodation is entered through a front door opening into the living room positioned to the front of the property. This comfortable reception space leads through to a separate dining room providing an ideal area for everyday dining or entertaining. To the rear of the property is the fitted kitchen offering a range of units and work surfaces with access through to the ground floor bathroom which incorporates a bath with shower over, wash basin and WC.

To the first floor are two well proportioned bedrooms offering comfortable accommodation.

The current owner has installed a new boiler since purchasing the property, providing added peace of mind for future owners.

Externally the property benefits from a rear courtyard garden creating a low maintenance outdoor space.

Situated in a popular residential location with excellent access to local shops, amenities and transport links into York city centre, this property represents an ideal first step onto the property ladder or a strong investment opportunity.

Council Tax Band A.

