



Browney Croft Fishergate, York YO10 4BX

£400,000



A modern and versatile three storey three or four bedroom townhouse, set within a private cul de sac development in York city centre. Overlooking the River Foss and offering south facing outdoor space and private parking, the property is offered for sale with no onward chain and available furnished or unfurnished by separate negotiation.

The accommodation is arranged over three floors. To the ground floor is a contemporary kitchen fitted with wood effect units and granite effect worktops, providing ample storage and preparation space. There is a separate dining room which could alternatively be used as a fourth bedroom or additional reception room, together with a ground floor W C.

To the first floor is a spacious lounge featuring a fireplace and French doors opening onto a Juliet balcony, enjoying elevated views towards the River Foss. Also on this level is a generous double bedroom with French doors and its own Juliet balcony.

The second floor offers two further double bedrooms and a three piece family bathroom comprising bath with shower over, wash basin and W C.

Externally, the property benefits from courtyard gardens to both the front and rear. The rear courtyard is south facing, creating a private and sheltered seating area, with access beyond to allocated private parking.

Situated within a quiet yet central position, just moments from York's shops, restaurants and historic attractions, this is a rare opportunity to acquire a flexible city home or ready made investment.

Early viewing is highly recommended.

Leasehold
Length of lease 962 years remaining
Ground rent £446 per annum
Ground rent review period Annually
Service charge £505 per annum

Council Tax Band- D

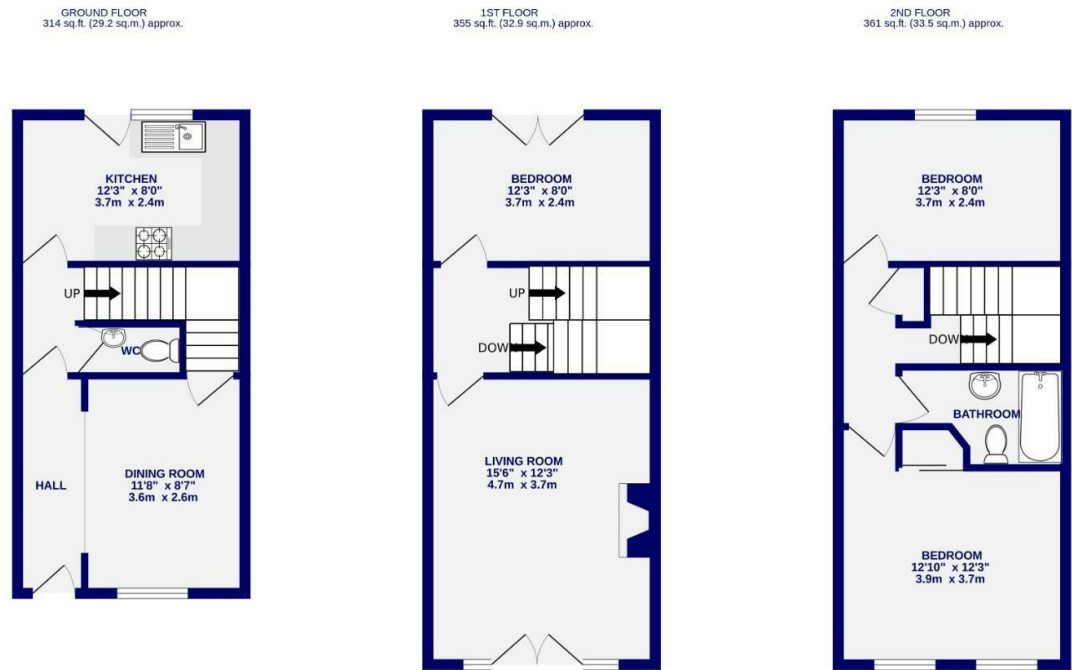




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Leasehold
Council Tax Band - E

- Mid Terrace House
- Three/ Four Bedrooms
- Off Street Parking
- No Onward Chain
- South Facing Courtyard Garden
- Sought After Location
- EPC D



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/storerooms will form part of the overall floor area 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.
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