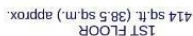


- Swinerton Avenue  
Off Leeman Road,  
YO26 4YT





Swinerton Avenue  
Off Leeman Road, York  
YO26 4YT

£260,000

 2  1

A charming two-bedroom period terrace, ideally positioned within easy reach of York city centre and the train station.

Set back from the street behind a generous frontage, this attractive home opens into a welcoming entrance hallway which leads through to a spacious open-plan living and dining room. High ceilings and large windows create a bright and airy feel, while the layout offers plenty of flexibility for modern living. The kitchen is well presented and provides a range of fitted units with access out to the rear courtyard.

To the first floor are two well-proportioned double bedrooms and a modern family bathroom.

Externally, the property benefits from a delightful south-facing courtyard garden – the perfect spot for relaxing or entertaining outdoors. On-street parking is readily available to the front.

Perfectly placed for access to York city centre, local amenities, and commuter routes including the A59 and A64, this lovely home will appeal to a range of buyers.

Council Tax Band: B

