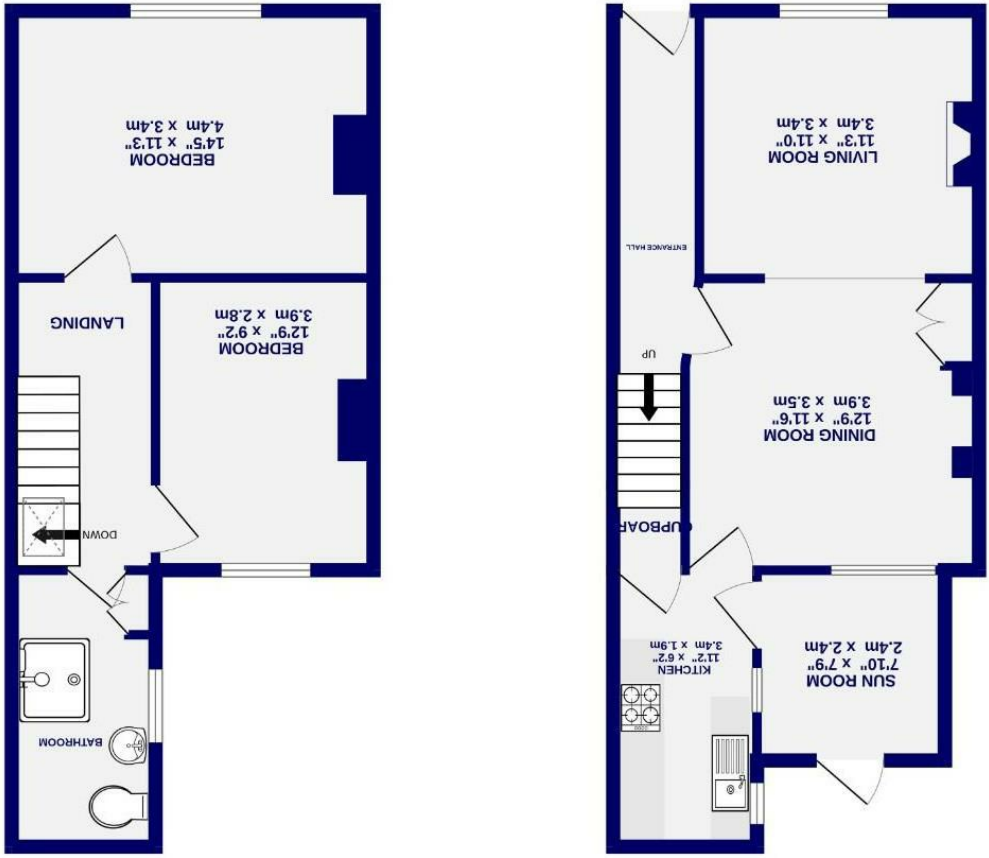




Lowther Street , York YO31 7LA

Freehold
Council Tax Band - B

- Charming Period Terraced Home
- Two Double Bedrooms
- Immaculately Presented Throughout
- Wealth Of Original Features
- Two Characterful Reception Rooms
- Fitted Kitchen With Wooden Worktops
- Lovely Rear Conservatory
- Private Walled Courtyard Garden
- Walking Distance To York City Centre
- EPC D



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the diagram, measurements of rooms and any other areas are approximate. It is recommended that you obtain your own measurements. The plan is for illustrative purposes only and should be used as a guide only. No responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been visited and no guarantee is made as to their operability. Made with AutoCAD 2023

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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Lowther Street
, York
YO31 7LA

£340,000

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Ashtons Estate Agents are delighted to present this charming period home, beautifully and immaculately presented throughout, retaining a wealth of original character and thoughtfully combining traditional features with a warm and inviting interior. Ideally positioned within walking distance of York city centre and a range of local amenities, this lovely home offers a wonderful opportunity for buyers seeking a property with individuality, charm and a convenient city setting.

Upon entering, the welcoming hallway leads through to the principal reception rooms, where the character of the property is immediately apparent. The living room is a particularly inviting space, featuring attractive original detailing, a feature fireplace and lovely wooden flooring, creating a cosy setting in which to relax. The adjoining dining room provides a further reception space, with its own fireplace and ample room for a dining table, making it ideal for entertaining family and friends.

The kitchen is thoughtfully arranged with a range of fitted units, wooden work surfaces and space for appliances, combining practicality with a style that complements the period feel of the home. A lovely conservatory provides an additional reception area, enjoying views of the garden and creating a peaceful spot in which to sit and unwind throughout the year.

To the first floor are two well-proportioned bedrooms, both tastefully presented and retaining their own individual character. The accommodation is completed by a well-appointed bathroom, finished in a clean and timeless style.

Outside, the property continues to impress with a private walled courtyard garden, providing a secluded setting for outdoor dining, morning coffee or relaxing in the warmer months. The conservatory opens directly onto this attractive outdoor space, creating a lovely connection between inside and out.

