

• EPC B

- Modern Town House
- Three Bedrooms
- Lounge Diner
- Ground Floor W.C.
- Off Street Parking
- Great Location
- Perfect First Time Buyer Property

Freehold Council Tax Band - C

Regent Street, York, YO10 3DA



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Offers Over £300,000

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Located in this popular residential area just off Heslington Road, and within close proximity of the varied amenities on Lawrence Street, is this well presented modern townhouse. Ideally placed for anyone who needs regular access to York city centre or train station, this property is expected to be popular as it is ready to move into and offers off street parking.

Internally the property comprises an entrance hall which leads into the spacious living room to the rear. With large French doors that overlook the church behind, this room is bright and airy throughout the day. Towards the front of the property is the fitted kitchen which offers plenty of storage and space for freestanding appliances. The ground floor accommodation is completed by the spacious w.c.

On the first floor are three well proportioned bedrooms and a lovely family bathroom.

Externally is a low maintenance rear garden with lawn and patio areas, ideal for outdoor seating. To the side of the property, under the arch, is the allocated parking space.

In summary, a lovely home located within one of York's most popular residential areas. Expected to be popular, viewing is highly recommended.

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