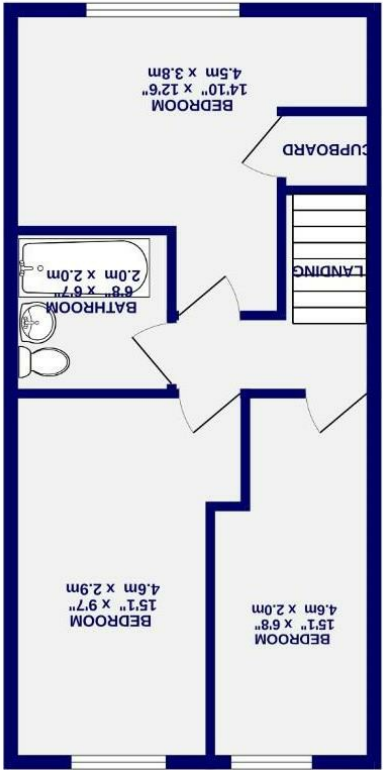
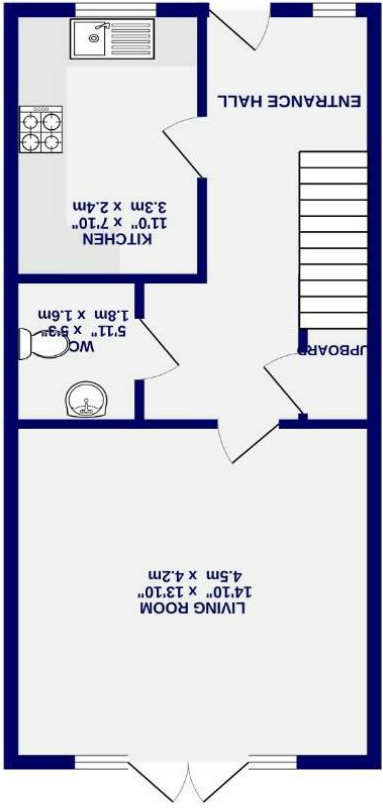


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

While every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other areas are approximate. It is included in the plan the dimensions with just of the overall floor area and no responsibility is taken for any discrepancy or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is to be used as a guide only and is not to be relied upon for any other purpose. Measurements are given in metres and feet. Appliances shown have not been tested and no guarantee as to their operability. Made with Metrepro 2024



Regent Street , York YO10 3DA

Freehold
Council Tax Band - C

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



Regent Street
, York
YO10 3DA

Offers Over £300,000

 3  1

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.

Council Tax Band- C

