

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.

**Rose Street
Haxby Road, York
YO31 8JF**

Freehold
Council Tax Band - B

- Period Townhouse
- Two Double Bedrooms
- Two Bathrooms
- Spacious Open Plan Reception Rooms
- Popular Residential Area
- Well Maintained
- Offered No Onward Chain
- EPC C



Rose Street
Haxby Road, York
YO31 8JF

£260,000



Located just off Haxby Road, to the north of York, is this well-presented period mid-terrace home offering excellent access to a range of local amenities, including shops, cafés, York Hospital, Nestlé and York railway station. Having been a successful rental property for many years, this property is offered with no onward chain and could make an ideal first home or investment opportunity.

Internally, the property comprises an entrance hall leading through to a spacious open-plan living and dining area, benefitting from a feature fireplace and plenty of natural light throughout the space. To the rear is an extended fitted kitchen offering a range of wall and base units, integrated appliances, a breakfast bar and a door opening out onto the rear courtyard, in addition to a useful ground floor shower room.

To the first floor are two generous double bedrooms, with the rear bedroom benefiting from access to a large house bathroom, creating a flexible and practical layout.

Externally, the property offers an enclosed rear courtyard.

Due to its convenient location and versatile accommodation, early viewing is highly recommended.

