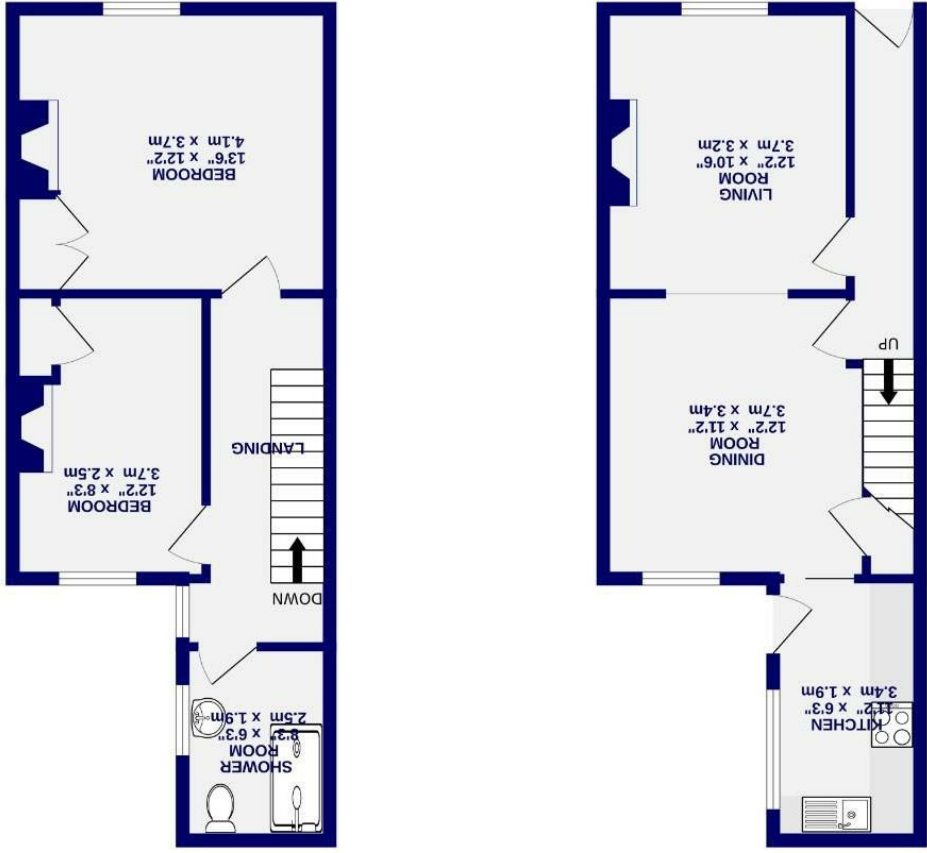


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

392 sq. ft. (36.4 sq.m.) approx.  
 385 sq. ft. (35.8 sq.m.) approx.  
 TOTAL FLOOR AREA: 777 sq. ft. (72.2 sq.m.) approx.  
 While every effort has been made to ensure the accuracy of the floorplans, measurements of rooms and other areas are approximate. It is advised that prospective purchasers should verify the area and other details and measurements 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.



1ST FLOOR  
385 sq. ft. (35.8 sq.m.) approx.

GROUND FLOOR  
392 sq. ft. (36.4 sq.m.) approx.

- Period Terrace Home
- Two Bedrooms
- First Floor Bathroom
- Sought After Residential Area
- New Kitchen & Bathroom
- Enclosed Courtyard
- No Onward Chain
- EPC D

Freehold  
Council Tax Band - B

# Filey Terrace Burton Stone Lane, YO30 7AP



Filey Terrace  
Burton Stone Lane, York  
YO30 7AP

£290,000



Located in the highly sought-after residential area of Burton Stone Lane, just off Bootham, this charming period townhouse enjoys a wealth of original features and is conveniently positioned within walking distance of both York city centre and York Hospital. Previously a successful rental property, the home now presents an excellent opportunity for first-time buyers and buy-to-let investors alike.

Internally, the property is entered via a spacious entrance hall, a rare feature for homes of this style and location, which leads through to an impressive reception and dining room. Rich in character, this elegant space showcases a range of period details including picture rails, deep skirting boards, original internal doors and a wood-burning stove, creating a warm and inviting focal point within the dining area. Positioned to the rear is the recently updated kitchen, fitted with attractive sage green shaker-style wall and base units, complementary work surfaces, integrated appliances and space for freestanding white goods.

To the first floor, a generous landing provides access to two well-proportioned double bedrooms, with the principal bedroom situated to the front elevation and benefiting from particularly generous dimensions. The accommodation is completed by a stylish and contemporary three-piece shower room, finished with sympathetically chosen tiling in keeping with the character of the home.

Externally, the property features an enclosed rear courtyard with traditional brick boundaries, attractive herringbone tiled flooring and a number of useful outbuildings offering excellent storage potential or scope for conversion, subject to the necessary permissions. To the front is on-street non-permit parking.

Offered for sale with no onward chain, early viewing is highly recommended to appreciate the character, location and potential this home has to offer.

