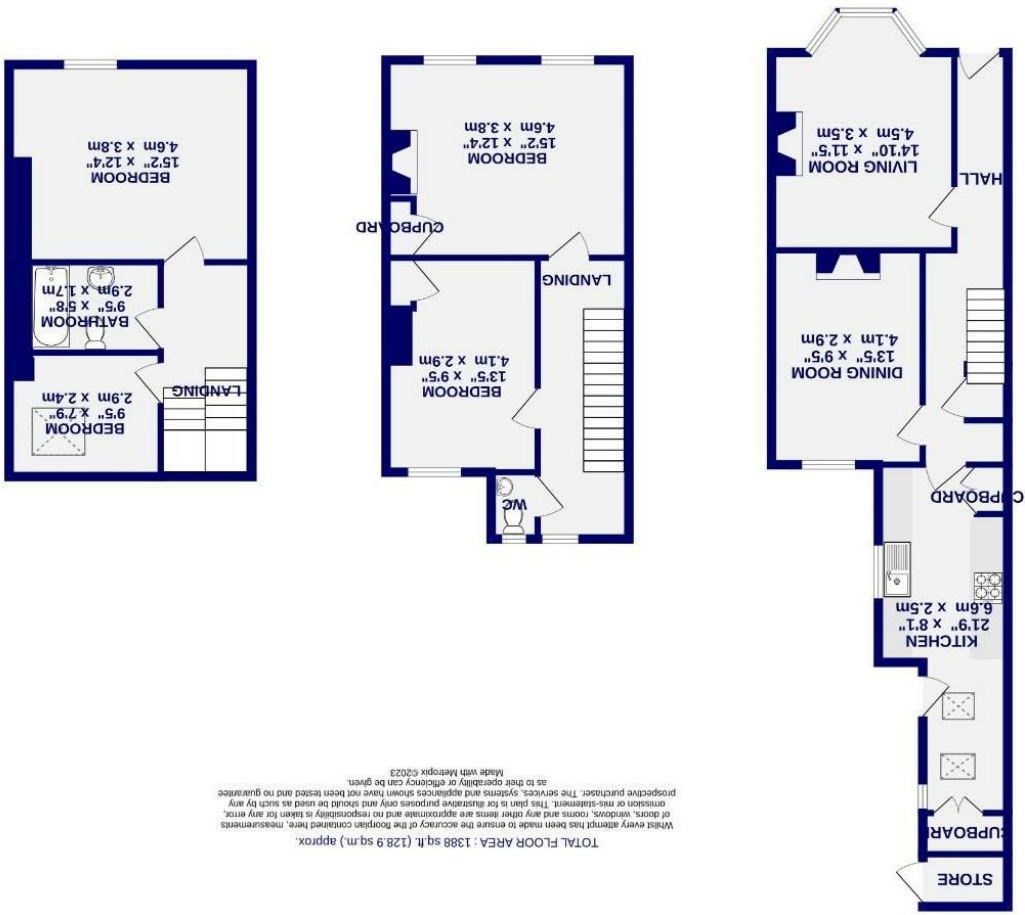


Claremont Terrace
, York
YO31 7EJ

Freehold
Council Tax Band - D

- Period Terrace Property
- Four Bedrooms
- Two Reception Rooms
- Kitchen & Breakfast Room
- Set Over Three Floors
- Walled Courtyard
- City Location
- No Forward Chain
- EPC D



TOTAL FLOOR AREA: 1388 sq ft (128.9 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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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.

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, York
YO31 7EJ

£450,000

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This wonderful period home is set just a short stroll from the heart of York city centre.

This property is well presented throughout, the accommodation is light and spacious yet still benefits much of its original charm and character.

The property briefly comprises; entrance hallway, lounge with bay window and log burning stove and dining room. To the rear, the kitchen is well fitted with a range of quality units, solid wood work surfaces and range style cooker. There is open access to a breakfast room which has a Velux window, built in utilities cupboard and door to the rear courtyard.

To the first floor there are two bedrooms and a separate w.c. To the second floor there is another double bedroom, a single bedroom and a family bathroom.

Externally to the front the property has a part walled forecourt and to the rear is an enclosed walled courtyard style garden with timber shed and gated access to the rear elevation.

Offered for sale with no forward chain, early viewing is recommended.

Council Tax Band- D

