



- Two Bedrooms
- Popular Location
- On Street Parking
- Close to River Walks and Parks

- Open Plan Living Kitchen
- Tucked Away
- Access to the City Centre
- EPC - D

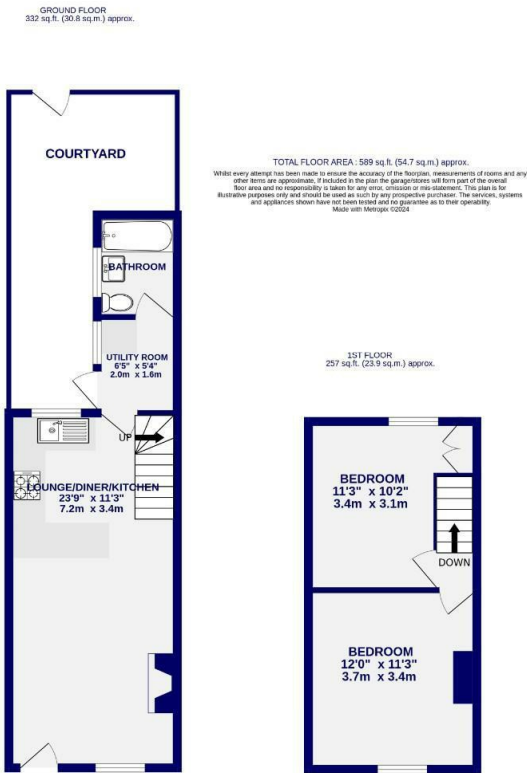
Ashtons Estate Agents is pleased to offer this charming two-bedroom traditional terrace, tucked away in a popular residential area just off Leeman Road. Ideally positioned within easy reach of York city centre, the railway station, and a variety of local amenities, the property also benefits from lovely riverside walks nearby and excellent transport links for commuting across the city and beyond.

The accommodation comprises a bright and airy open-plan living and dining space, tastefully separated by a sleek and modern breakfast bar. The kitchen features a range of cream gloss wall and base units, providing ample storage, while the wooden worktops offer plenty of space for food preparation and casual dining. Off the kitchen is a handy utility area with access to the sunny, walled courtyard, perfect for enjoying a morning coffee or relaxing in the sunshine. From the utility, a modern bathroom with a white suite completes the ground floor.

To the first floor are two generously sized double bedrooms, each with large windows allowing natural light to flood in, creating a sense of calm and comfort.

In summary, this delightful two-bedroom terrace is situated in a well-connected and desirable part of York and is sure to appeal to a wide range of buyers. It represents an ideal first-time purchase, offering a move-in-ready home with charm, character, and excellent convenience. Early viewing is essential to appreciate the space, setting, and potential on offer.

Council Tax Band: A



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