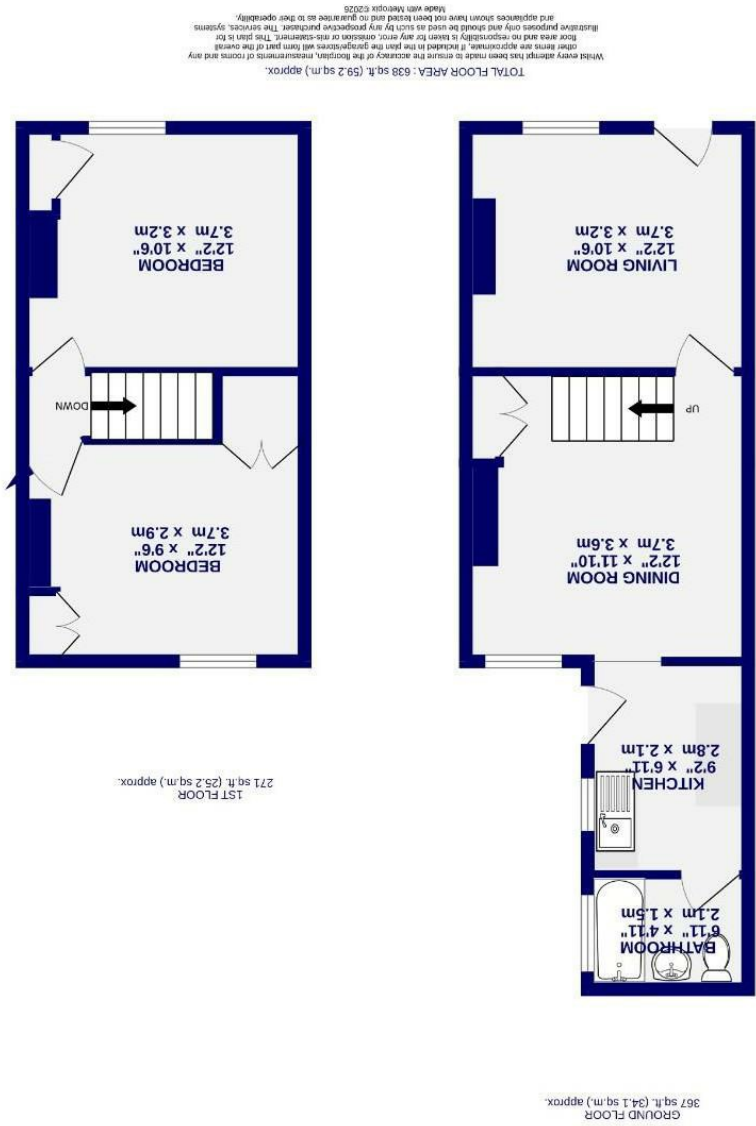


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- EPC - D
- New Gas Boiler
- Rear Yard
- Kitchen & Bathroom
- Two Reception Rooms
- Two Bedrooms
- Mid Terrace Property

Freehold
Council Tax Band - A

YO26 4YB Off Leeman Road, Hanover Street West



Hanover Street West
Off Leeman Road, York
YO26 4YB

£210,000



A traditional two bedroom mid terrace property situated in this convenient and well established residential area to the west of York, offering easy access to a wide range of local amenities and lying just over a mile from the city centre. The property presents an excellent opportunity for both first time buyers and investors looking for a well located home within easy reach of York's historic centre, railway station and regular transport links.

The accommodation is entered through a front door opening into the living room positioned to the front of the property. This comfortable reception space leads through to a separate dining room providing an ideal area for everyday dining or entertaining. To the rear of the property is the fitted kitchen offering a range of units and work surfaces with access through to the ground floor bathroom which incorporates a bath with shower over, wash basin and WC.

To the first floor are two well proportioned bedrooms offering comfortable accommodation.

The current owner has installed a new boiler since purchasing the property, providing added peace of mind for future owners.

Externally the property benefits from a rear courtyard garden creating a low maintenance outdoor space.

Situated in a popular residential location with excellent access to local shops, amenities and transport links into York city centre, this property represents an ideal first step onto the property ladder or a strong investment opportunity.

Council Tax Band A.

