



Ashtons

Neville Street, Haxby Road, York, YO31 8NP

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Haxby Road, York
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Offers Over £325,000

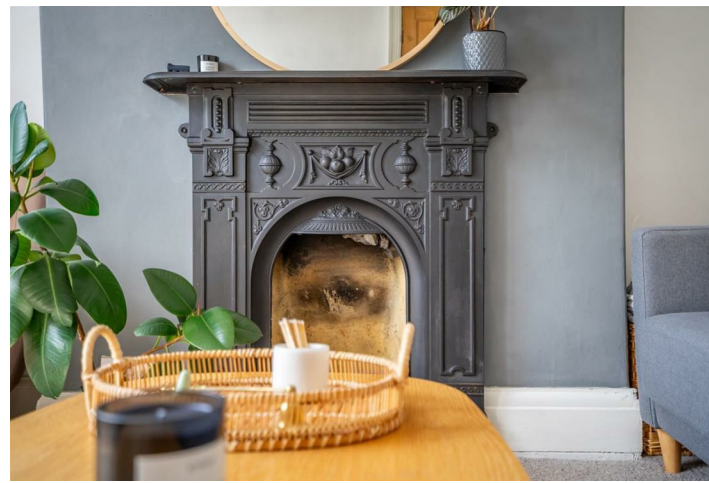


Located in the popular residential area of Haxby Road, within walking distance of York City Centre, the train station and the hospital, this well-presented period townhouse is offered with no onward chain. Previously a successful rental property, it now presents an excellent opportunity as a first home or a comfortable family residence, further enhanced by the rare benefit of a private rear garden.

Internally, the property opens into an entrance hall leading through to two spacious reception rooms, with the front room featuring a bay window that allows natural light to pour in. To the rear, the kitchen is fitted with a range of wall and base units, providing ample storage and workspace. The first floor offers two well-proportioned double bedrooms alongside a generous four-piece family bathroom.

Externally, there is a forecourt to the front, while to the rear lies a good-sized garden with both lawn and patio areas, ideal for outdoor seating and entertaining, as well as a useful shed for storage.

With its desirable location, period charm and no onward chain, this property is expected to attract strong interest and early viewing is highly recommended.



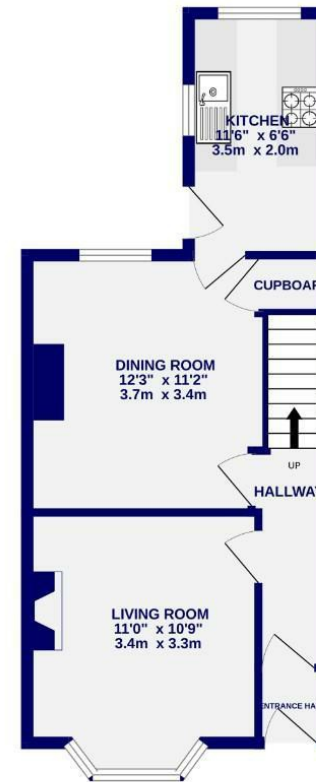


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Freehold
Council Tax Band - B

- Period Terrace Home
- Two Double Bedrooms
- First Floor Bathroom
- Rear Garden
- Convenient Location
- Well Presented
- No Onward Chain
- EPC D

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the gauged sizes will form part of the overall floor area 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 as to their operability.
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