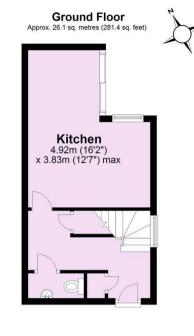
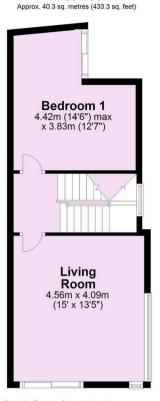


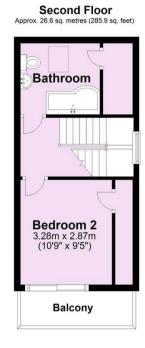
A beautifully presented, newly built THREE STOREY TOWNHOUSE. Situated within an EXCLUSIVE DEVELOPMENT on Marygate, one of the most enviable locations in York. Benefiting from a secure, covered parking space

- Contemporary Three Storey End Townhouse
- Ground Floor WC
- Modern Kitchen Dining Room
- · First Floor Living Room
- Double Bedroom
- Second Floor Double Bedroom with Balcony
- House Bathroom
- · Off Street Parking with Electric Charging Point
- An Enviable Location a Short Walk to the Museum Gardens, City Centre, Local Cafes and the Minster
- No Onward Chain





First Floor



For Illustrative Purposes Only - not to scale Plan produced using PlanUp.

## Offers In Excess Of £550,000

**Tenure: Freehold** 

**Council Tax Band: New Build** 







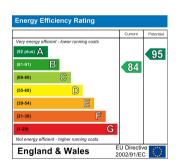




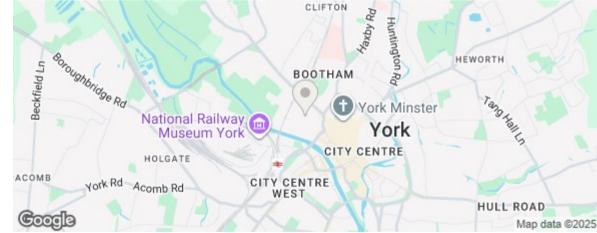














- 1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
- 2. 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.
- 3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 4. 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.
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