Knavesmire Crescent,York YO23 1ET

william
h brown

welcome to

Knavesmire Crescent,York

A beautifully presented period bay-fronted three-bedroom terraced home overlooking the much-loved York Knavesmire

Entrance Porch
Entrance Hall
Lounge
13' 9" into bay x 10' 9" into recess (4.19m into bay x 3.28m into recess)
Dining Room
12' 8" x 11' 2" into recess (3.86m x 3.40m into recess)
Kitchen
11' 9" x 8' 2" (3.58m x 2.49m)
Landing
Bedroom 1
14' 3" into recess x 13' 8" into bay (4.34m into recess x 4.17m into bay)
Bedroom 2
9' into recess x 8' 1" into recess (2.74m into recess x 2.46m into recess)
Bedroom 3
10' 6" plus recess x 8' 2" (3.20m plus recess x 2.49m)
Shower Room
Rear Courtyard

welcome to

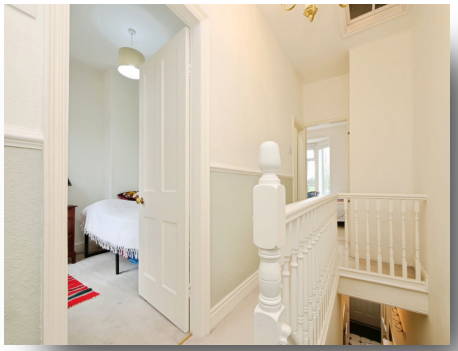
Knavesmire Crescent, York

- BRAND NEW KITCHEN
- NEW SHOWER ROOM
- PERFECT BLEND OF MODERN & PERIOD FEATURES
- VIEWS OVER THE KNAVESMIRE
- BEAUTIFULLY PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers over

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YOR109746

The Property Ombudsman

Property Ref:
YOR109746 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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