

Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	55
Potential	78

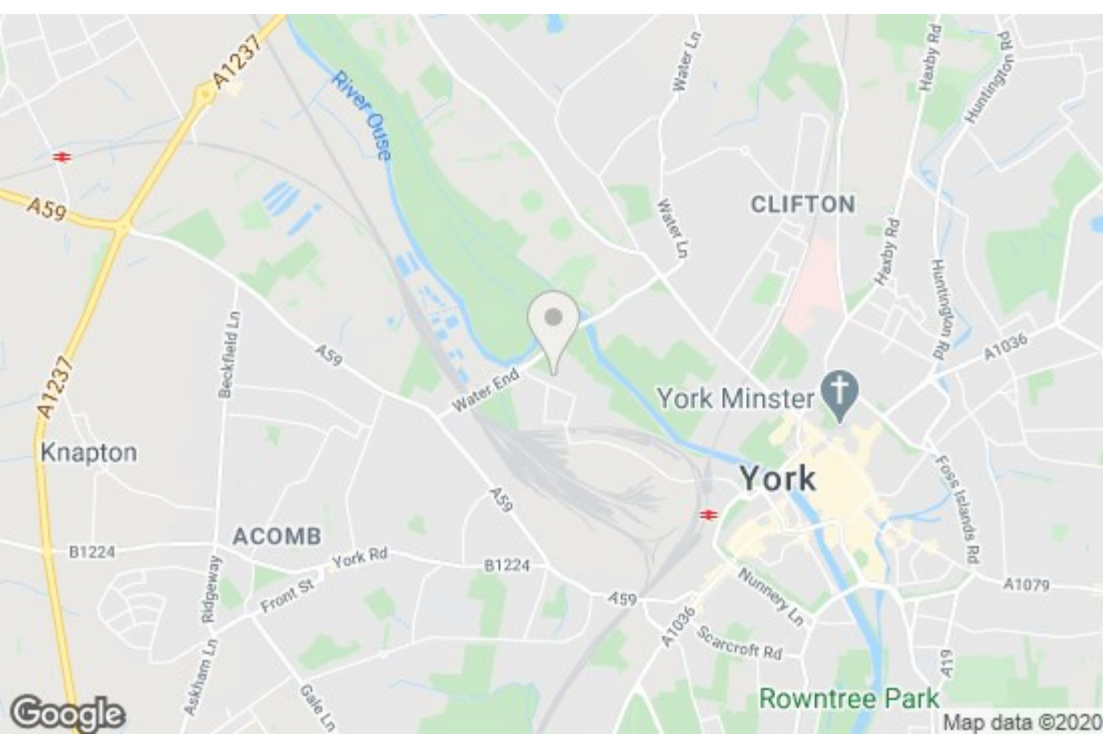
England & Wales EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	
Potential	



16 Lincoln Street, York
 £195,000



Ashtons



Description

An immaculately presented, period terrace house a short walk to York City Centre and the Railway Station. Popular with first time buyers and investors, the property has been modernised throughout to the highest of standards.

The internal accommodation comprises of a spacious open plan lounge/diner and a fitted kitchen. The kitchen comprises of an array of shaker style wall and base units, space for appliances complemented by stylish worktops. To finish the ground floor accommodation there is a modern, white, three piece bathroom suite.

To the first floor are two double bedrooms, both boasting fitted wardrobes and period fireplaces. Externally the property has a low maintenance rear courtyard. The property benefits from gas central heating, as well as UPVC double glazing throughout. Parking is available on street without a permit. Offered with no onward chain, the property is expected to be popular so early viewings are recommended.