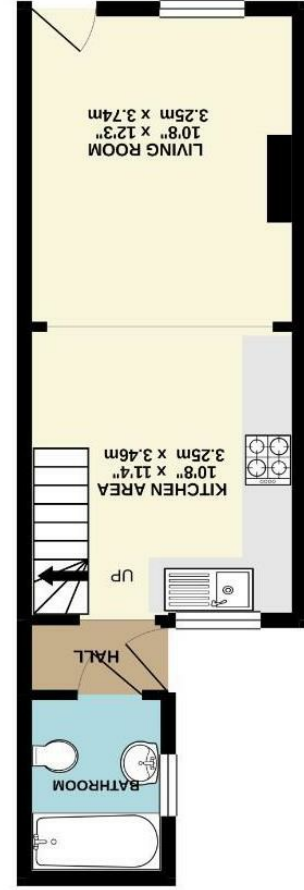
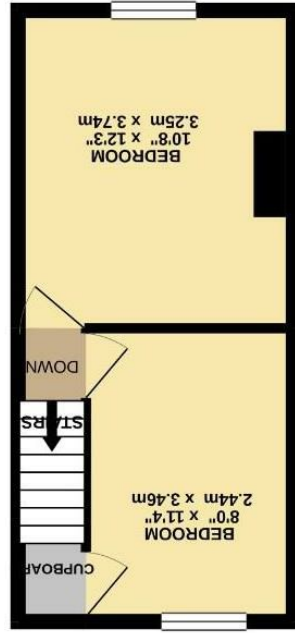


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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.

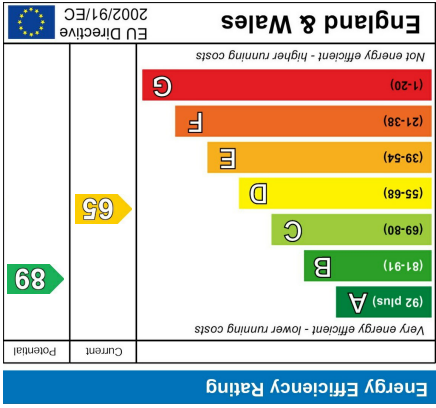
When every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other features are given as a guide only and should not be relied upon for any purpose. The figures are for information purposes only and should be used as such by any prospective purchaser. The services, appliances and fittings shown have not been tested and no guarantee is made as to their operation or efficiency. Accuracy can be given.



GROUND FLOOR
304 sq. ft. (28.2 sq.m.) approx.



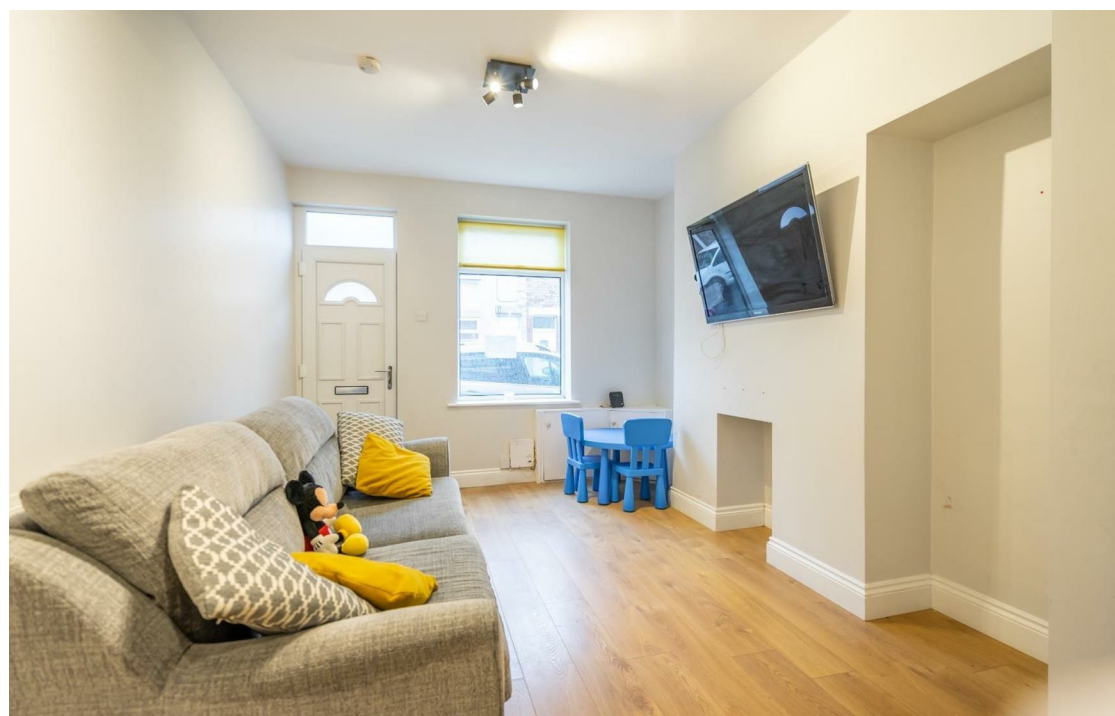
1ST FLOOR
247 sq. ft. (23.0 sq.m.) approx.



24 Kitchener Street, York
£195,000



Ashtons



Description

This lovely period terraced home is set just a short walk from York City centre whilst being well placed for access out of York via varied transport links. The property has undergone a scheme of modernisation by the current sellers, and is an ideal purchase for a first time buyer or investor.

Immaculately maintained throughout, the accommodation comprises of an open plan kitchen / living / dining area. The kitchen boasts an array of shaker style wall and base units, space for appliances complemented by wooden worktops. There is also two double bedrooms and a modern house bathroom.

Externally, there is an enclosed courtyard to the rear, and on street parking is available. Early viewing is highly recommended.

Physical or video viewing both available by appointment. Please contact the office to discuss further.