



## Burton Stone Lane, York YO30 6DF

Located within walking distance to York City Centre and Hospital is this substantial fore courted terraced house which is offered for sale with the benefit of no onward chain. The ground floor briefly comprises; entrance hall, dining room, bright living room (which is being used as a bedroom by the current owner), modern shaker style kitchen and a three piece bathroom. To the first floor are three good sized bedrooms, two of which with feature fireplaces and a shower room. The second floor has been converted to a bedroom with natural coming in through a Velux window, which has views of York Minster, and has eaves storage. To the rear of the property there is an enclosed, larger than average rear courtyard and a detached pitched roof garage. Viewing is highly recommended to appreciate the size of accommodation on offer.

- No Onward Chain
- Substantial Terraced House
- Good Sized Rear Courtyard
- Forecourt Front
- Two Reception Rooms
- Ground Floor Bathroom
- First Floor Shower Room
- Close to City Centre
- Garage
- Four Bedrooms

Travelling from the A19 towards the centre of York. Take the left hand turning onto Burton Stone Lane. The property will be seen on the left hand side and can be identified by our for sale sign.

Burton Stone Lane is situated in the Bootham district of York affording easy access to York city centre, railway station, Nestle and York District Hospital. There are also a number of local amenities, shops, takeaways etc found on Burton Stone Lane itself plus coffee shops and bakery on Bootham. For out of town shoppers, there is Clifton Moor near by and the outer ring road for commuters travelling further afield.

