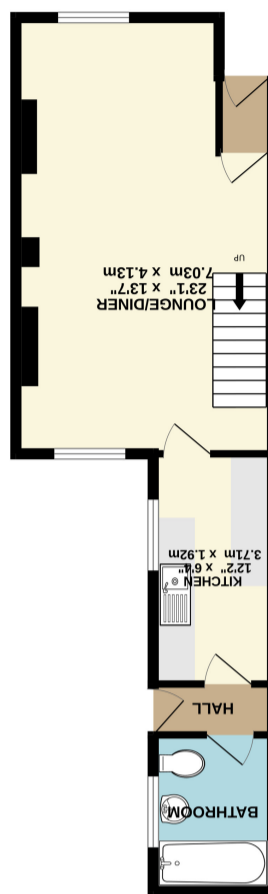
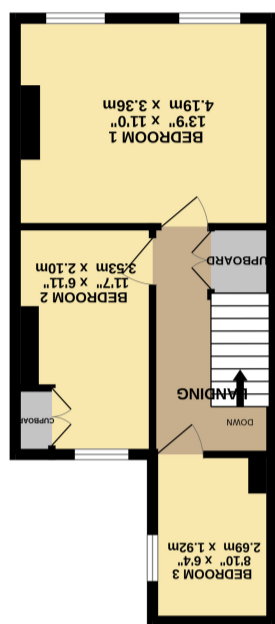


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While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. This plan is an indicative purpose only and should be used as a guide only. It is made with MetreXp 2023 as to the quality of delivery is given.



GROUND FLOOR  
441 sq ft (41.0 sq m), approx.



1ST FLOOR  
358 sq ft (33.3 sq m), approx.



## Salisbury Terrace, York YO26 4XP

Offered for sale with the benefit of no onward chain is this spacious three bedroom terraced house located in the Leeman Road area of York, within walking distance to York train station and city centre. Boasting an open plan living / dining area, fitted kitchen and ground floor three piece bathroom. To the first floor are three good sized bedrooms. The property is in the midst of redecoration having been a successful rental property and so will look even better in person! Externally the property benefits from a rear courtyard and on street parking.

Ready to move in to yet still having the potential to improve, this property is the ideal buy for first time buyers and investors alike. The property is expected to receive high interest levels and so early viewing is highly recommended.

- Three Bedrooms
- Ground Floor Bathroom
- Courtyard
- Open Plan Living
- Recently Decorated
- Close to City Centre and Train Station
- On Street Parking
- Local Amenities Nearby

Travelling on Leeman Road from the centre of York. Follow the road round to the right onto Livingstone Sreet and bear right onto Salisbury Terrace. The property will be seen on the left hand side and can be identified by our For Sale board.

Ideal for access into the ciity centre (approx 15 minute walk), university and railway station by public transport, car or bike. Local shops can be found in the immediate area along with Saint Barnabas Church of England Voluntary Controlled Primary School. Walks along the river can be found near to the property.

