

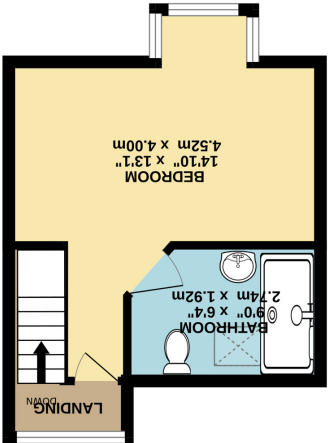
Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, sellers or lessors) or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

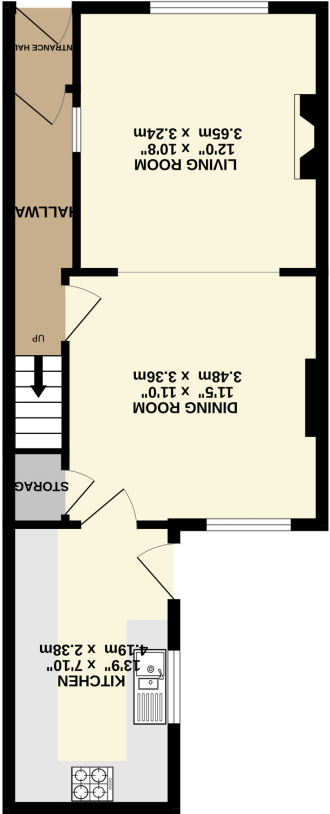
1ST FLOOR 440 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR 241 sq.ft. (22.3 sq.m.) approx.



GROUND FLOOR 440 sq.ft. (41.4 sq.m.) approx.





Lower Friargate, York YO1 9SL

A rare opportunity to purchase this well presented town house located within York City Centre which is brought to market with the benefit of no onward chain.

This well maintained property briefly comprises; entrance hallway, bright living room with feature fireplace which opens in to the good sized dining room with sash windows to both aspects and a well equipped kitchen with access to the rear courtyard.

To the first floor are two good sized double bedrooms and the modern house bathroom.

To the second floor is another good sized bedroom with an ensuite marble effect shower room.

Externally the property benefits from a private courtyard and permit parking.

Situated within York's City Walls and just a stones through from all of the history, hustle and bustle that York has to offer, this idyllic home is perfect for those wanting to enjoy city life or those looking for an investment opportunity. The property has been used as a successful holiday let for many years - for further information please contact us.

Viewing is highly recommended to appreciate the size, standard and location of accommodation on offer.

- No Onward Chain
- City Centre Location
- Modernised
- Feature Fireplace
- Rear Courtyard
- Three Double Bedrooms
- Large Living through Dining Room
- Ensuite Shower Room
- Permit Parking
- Investment Opportunity

Travelling towards York City Centre over Skeldergate Bridge. At the lights, turn left on to Tower Street. Take the left hand turning on to Cumberland Street and left on to Kings Staith. Turn left on to Lower Friargate where the property can be located on the left hand side and can be identified by our for sale sign.

Situated in the centre of this historical city of York to give ease of access to the shopping facilities York has to offer plus restaurants, bars and entertainment. Rowntree Park is within close proximity and riverside walks. For commuters the railway station is in the vicinity and bus services to out of city areas.

