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## 49 Rose Street, York YO31 8JE

Situated in a popular area just off Haxby Road and within easy reach of York Hospital and City Centre is this extremely well presented town house. Boasting a new shaker style dining kitchen complete with granite worktops and Miele appliances, a convenient ground floor w/c and a bright living room with doors opening out to the rear garden.

To the first floor are three good sized bedrooms and a modern shower room.

Externally the property benefits from a low maintenance south facing rear garden with two sheds for additional storage.

It is permit parking to the front.

Enjoying local schools, shops, parks and other amenities all within walking distance, this wonderful home is likely to appeal to a wide range of buyers including first time buyers and investors and so early viewing is highly recommended.

- Town House
- Three Bedrooms
- Walking Distance to York Hospital
- Close to York City Centre
- South Facing Garden
- Well Presented
- Miele Appliances
- Lots of Storage

Travelling from York on the B1363 at the traffic lights continue forward signposted New Earswick, Haxby. Continue along Haxby Road and turn left on to Rose Street. The property can then be identified by our For Sale sign.

Rose Street is located in a popular residential area in York and is situated within walking distance to York Hospital, City Centre and local schools and amenities.

