

HAMBLETON TERRACE, HAXBY ROAD, YORK YO31

£260,000 freehold

2 bedroom terraced house for sale

LINLEY &
SIMPSON



- **Mid-Terrace Property**
- **Two Reception Rooms**
- **Rear Courtyard**
- **Two Bedrooms**
- **Investment Opportunity**
- **No Forward Chain**

A generous two bedroom mid-terrace property offering two reception rooms and located in a popular area just off Haxby Road. Ideal for accessing the district hospital and Nestle, there is easy access to the city centre and a simple route towards the outer ring road. Offered as an investment opportunity, the house already let out with tenants in place.

The property is approached through a front courtyard and entered via a small entrance vestibule. An inner hallway then leads to the ground floor accommodation with a lounge to the front and a dining room to the rear. The lounge has a half bay window and the dining room a useful under stairs storage cupboard. The ground floor is completed with a fitted kitchen with wall and base units. To the first floor is a impressive master bedroom and a smaller double bedroom. There is also a four piece bathroom with both a bath and a separate shower cubicle. The house also has the huge benefits of gas central heating and double glazing.

Outside the property is a rear courtyard with exterior storage and on street permit parking is to the front. Offered with no forward chain. Prior to viewing the property either internally or externally, please contact the office for further information.

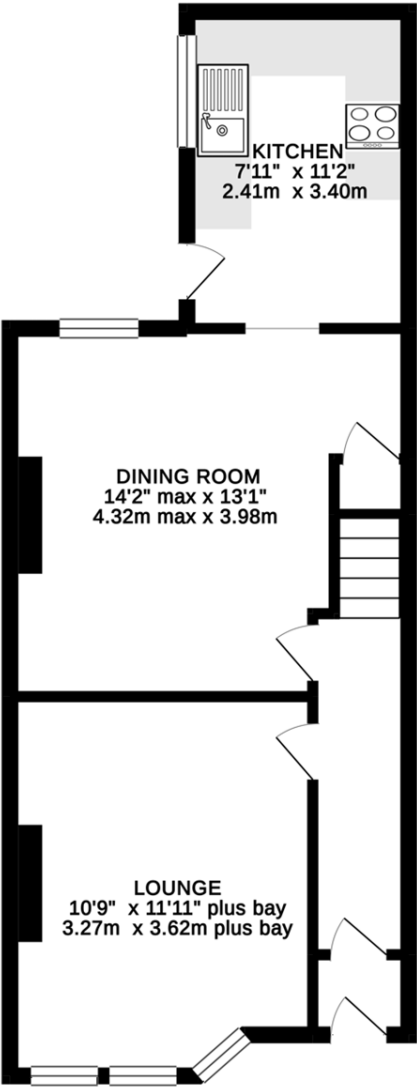
Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details

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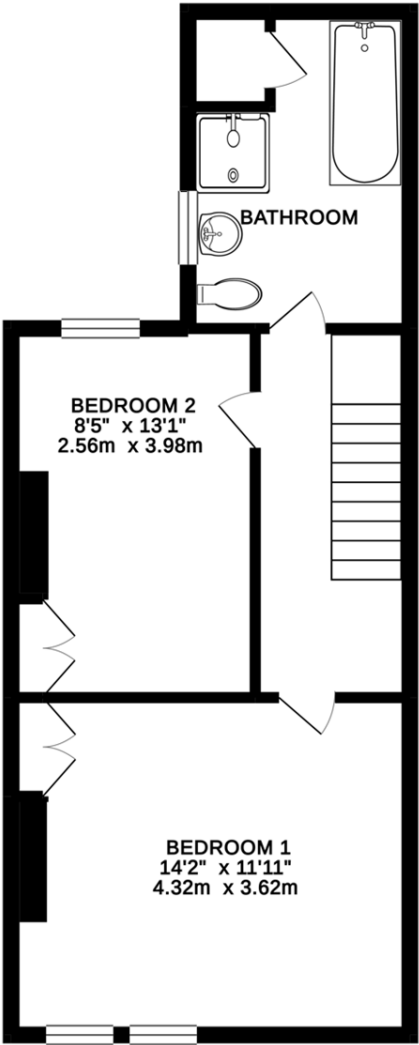
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GROUND FLOOR
447 sq. ft. (41.5 sq. m.) approx.



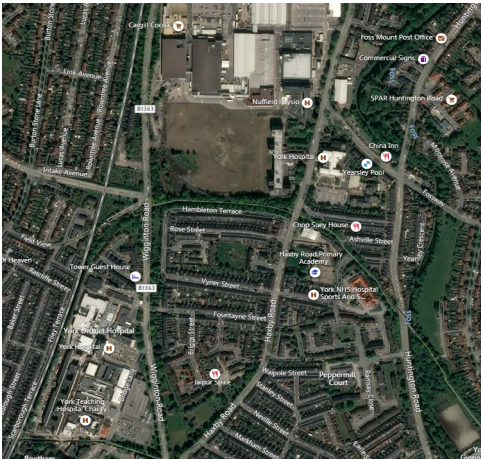
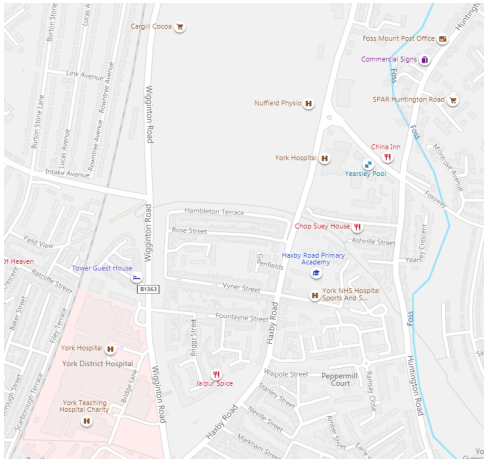
1ST FLOOR
436 sq. ft. (40.5 sq. m.) approx.



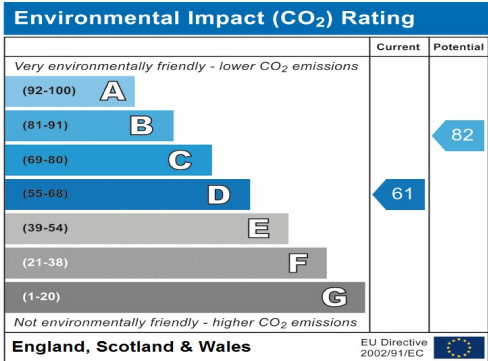
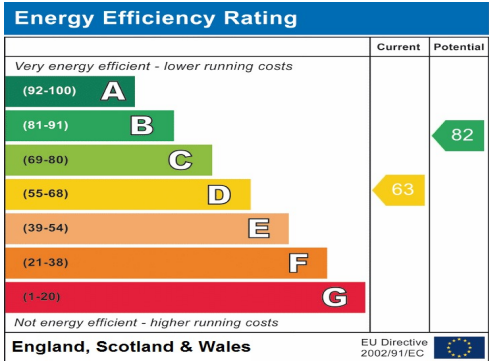
TOTAL FLOOR AREA : 883 sq. ft. (82.1 sq. m.) approx.

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.
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Tenure: **Freehold**
Local Authority: **City of York Council**
Council Tax: **Band B - £1,289.00 per year (York 2019/20)**



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Conveyancing

We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB)

We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.

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