



## 46 Kingsland Terrace , York, YO26 4XL

Located in the ever popular & convenient location of Leeman Road, is this perfect starter home or potential investment property. Ideal for a range of buyers due to the proximity to the Railway Station, City Centre & Commuter links, this property must be seen to be truly appreciated.

Comprising of an entrance hall, leading into the lounge with a large window allowing light to flood the space, and the kitchen/diner to the rear with ample storage space. Patio doors lead into the larger than expected garden, mainly laid to lawn with flagged patio area.

To the first floor are two good sized bedrooms, one with built in wardrobe and house bathroom. Externally, this well appointed home benefits from an allocated parking space, seldom found in this particular area.

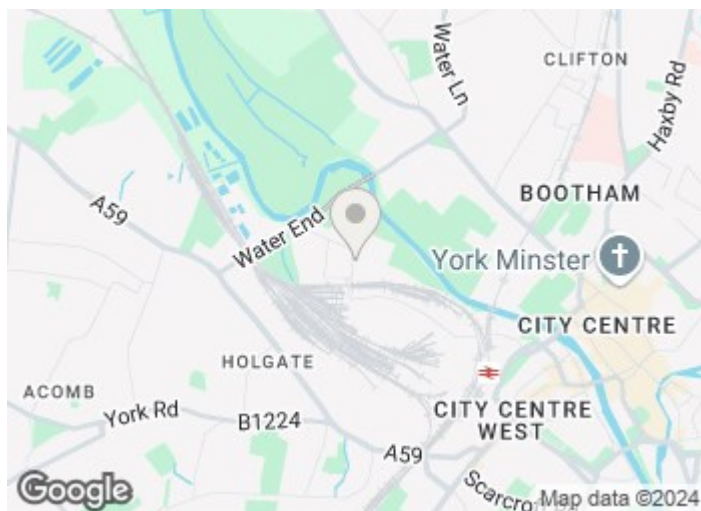
**Asking Price £225,000**

# 46 Kingsland Terrace

, York, YO26 4XL



- Two Bedroom Home
- Ideal Location for Commuters
- Generous Rear Garden
- Perfect Starter Home
- Kitchen/Diner
- Allocated Parking Space



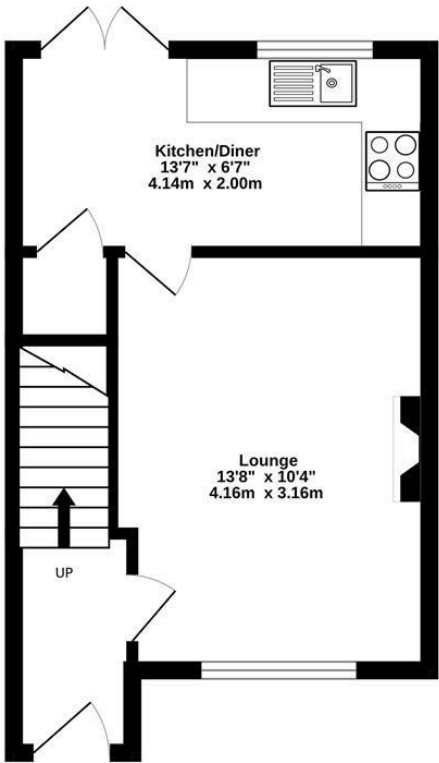
**Directions**



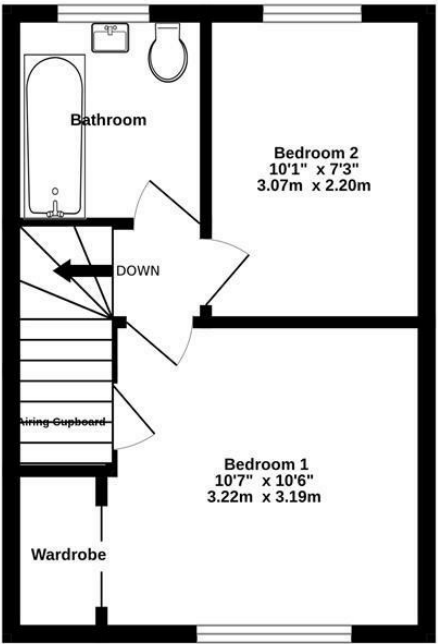


# Floor Plan

GROUND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR  
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.8 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.

Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC