

N A I S H
E S T A T E A G E N T S



Y O R K
E S T . 1 9 3 9



2 Ash Street , York, YO26 4UR

This wonderful end of terrace property is located in Holgate less than one mile away from the York City Centre. Holgate offers a range of local shops, restaurants, pubs and schools and is a popular area from young families and professionals.

The property is situated on Ash Street and the edge of Poppleton Road, providing easy access to motorway links and everything York has to offer.

The property is beautifully presented and has been modernised throughout allowing new owners to move straight in and unpack.

The kitchen and dining area has been opened up, this is the soul of the house and the perfect space for entertaining. The kitchen is stylish and modern with with mat black wall units and cabinets, built in appliances and large breakfast bar/island with wooden counter top.

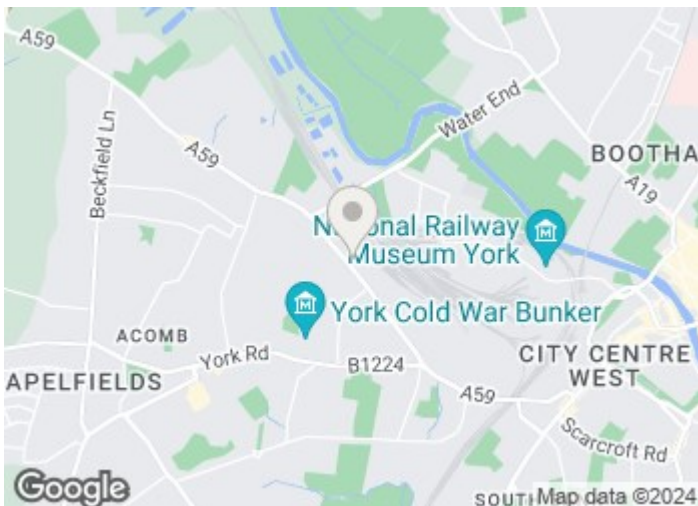
Asking Price £280,000

2 Ash Street

, York, YO26 4UR



- End Terrace
- Beautifully modernised
- Ideal Location
- Two double bedrooms
- On Street parking
- Investment opportunity with over 5% yield
- Open plan kitchen diner
- Rear Courtyard
- Close to city centre

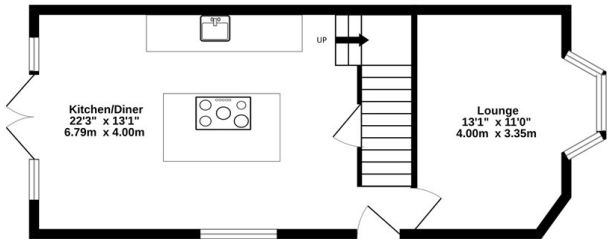


Directions

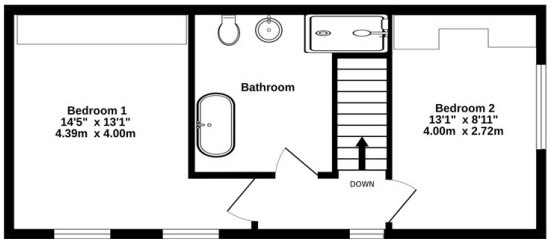


Floor Plan

GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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 ©2023



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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		