



## Pottery Lane, York, YO31 8SR

- Extremely Well Finished Two-Bedroom Mid-Terrace House
- Highly Sought-After Heworth Location
- Sold With No Onward Chain
- Private Rear Garden With Traditional Brick-Built Shed
- Easy Access To York City Centre
- Council Tax Band A

**Asking Price £220,000**



# Pottery Lane, York, YO31 8SR

## DESCRIPTION

A well-presented and extremely well finished two-bedroom mid-terrace house on Pottery Lane, York, offered for sale with no onward chain. Set back from the road with a lawned front garden, the property enjoys an attractive approach and a pleasant sense of privacy.

Located in the ever-popular Heworth area, the home benefits from excellent access to York city centre, the independent shops and cafés of East Parade, strong local schooling and nearby green spaces. Heworth continues to be one of York's most sought-after residential neighbourhoods thanks to its welcoming community feel and superb everyday convenience.

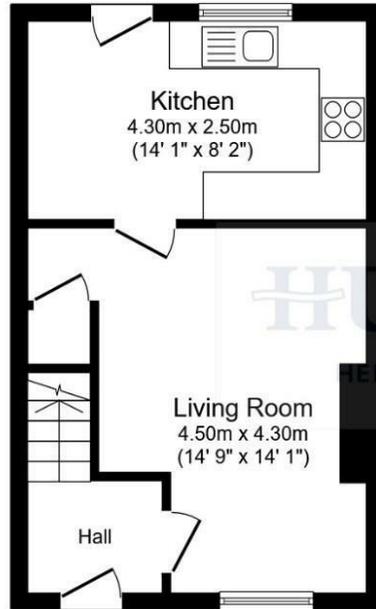
Inside, the ground floor offers a welcoming hall, a generous living room and a modern kitchen, all finished to a high standard. Upstairs are two well-proportioned bedrooms and family bathroom, creating a comfortable and well-balanced layout.

To the rear is a private lawned garden featuring a traditional brick-built shed, providing useful storage and adding character to the outdoor space.

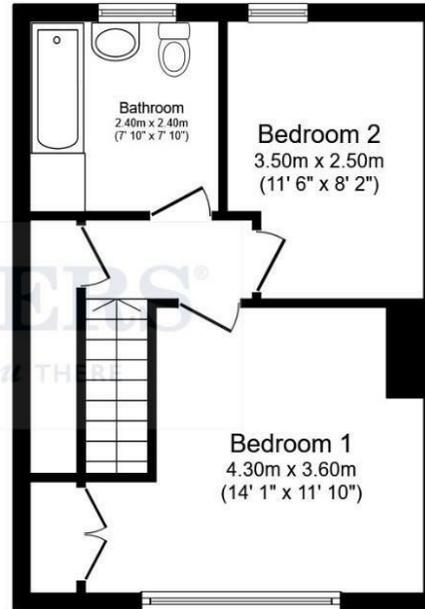
With its high-quality finish, attractive frontage and chain-free status, this is a standout opportunity in a consistently desirable part of York.







**Ground Floor**



**First Floor**

Total floor area 67.0 sq.m. (721 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

**Viewings**

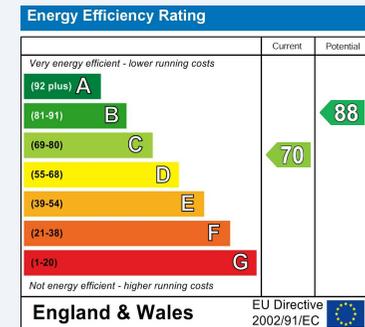
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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