



3 Buttacre Lane Askham Richard
York, YO23 3PE

£250,000

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NO ONWARD CHAIN – A BEAUTIFULLY PRESENTED TWO BEDROOM PERIOD TERRACE COTTAGE WITH VIEWS OVER COUNTRYSIDE. Set close to the pretty York village of Askham Richard and therefore convenient for both the historic city centre, A64 ring road and further afield. The property was fully renovated in 2019 and is maintained to a very high standard including uPVC double glazing and modern central heating. It fully comprises lounge/dining room, fitted kitchen, rear hallway, bathroom/WC, first floor landing and two good size bedrooms. To the outside is a rear courtyard with brick storage area and plenty of parking availability. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

Sitting/Dining Room

12'9" x 11'8" (3.89m x 3.56m)

Kitchen

12'9" x 7'7" (3.89m x 2.31m)

Rear Hallway

Bathroom

1st Floor Landing

Leading to:

Bedroom 1

13'1" x 7'7" (3.99m x 2.31m)

Bedroom 2

9'7" x 7'11" (2.92m x 2.41m)

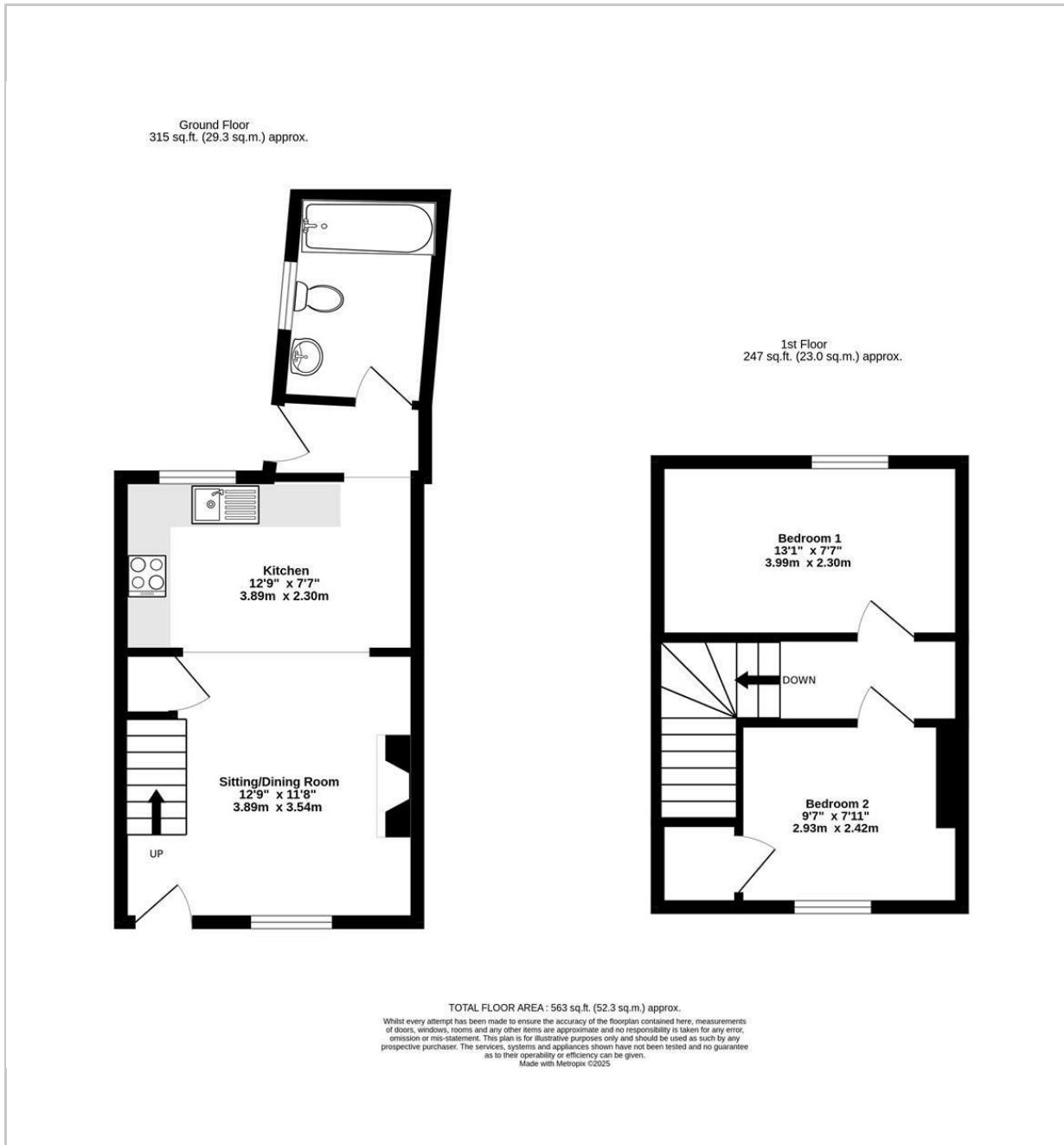
Externally

Rear courtyard with brick storage area and plenty of parking availability

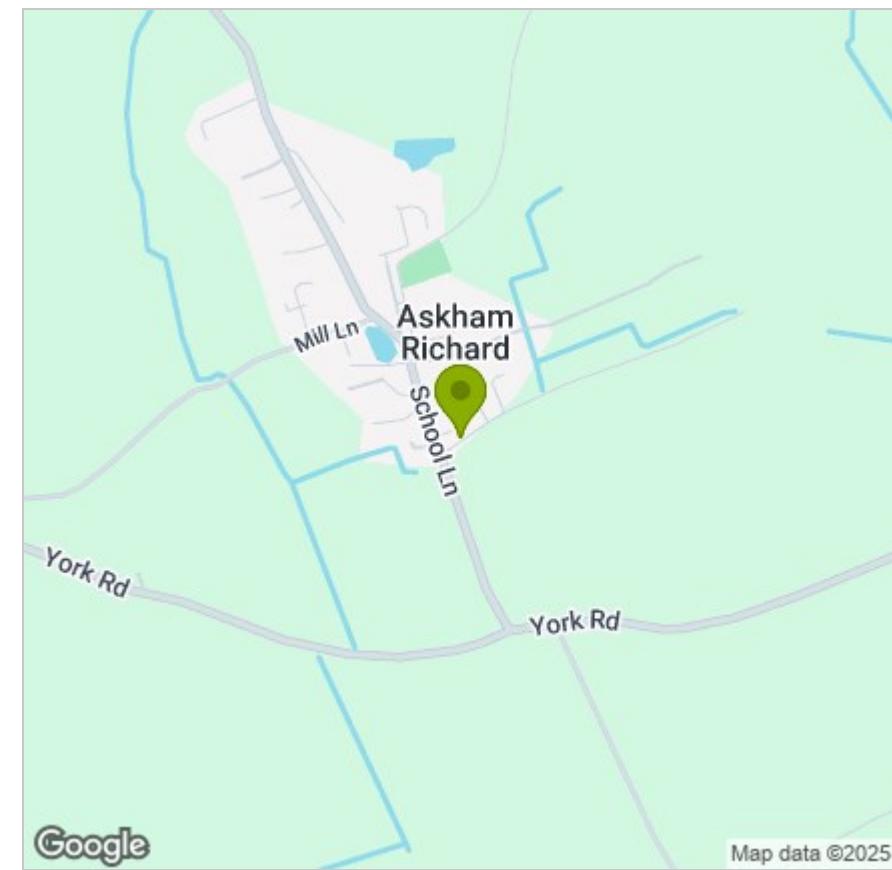




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		70
(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	

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