

A well presented VICTORIAN
TERRACED HOUSE. Situated in a
highly sought after area close to York
city centre and York Hospital.
Benefitting from a larger than average
courtyard garden and loft conversion

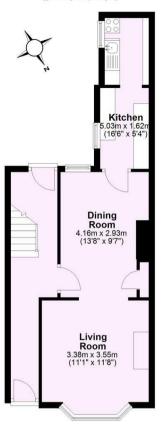
- Spacious Victorian Terraced House
- Scope for Modernisation
- Two Reception Rooms
- Galley Style Kitchen
- First Floor Shower Room
- Loft Conversion with Double Bedroom
- Two Further Double Bedrooms
- Generous Rear Courtyard Garden
- · Permit Parking Available
- No Onward Chain

Offers Over £260,000

Tenure: Freehold

**Council Tax Band: D** 

Ground Floor
Approx. 43.0 sq. metres (462.8 sq. feet)







Total area: approx. 98.9 sq. metres (1064.1 sq. feet)







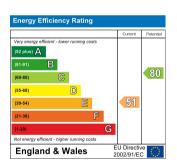


















## **IMPORTANT NOTICE**

- 1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
- 2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
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