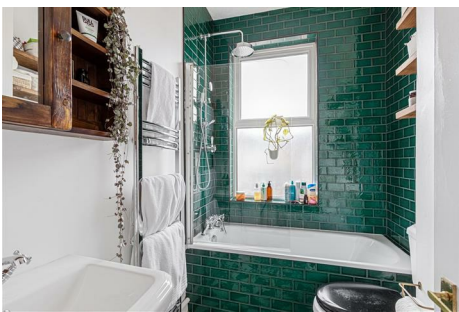


N A I S H
E S T A T E A G E N T S



YORK
EST. 1939



15 Upper Newborough Street , York, YO30 7AR

Situated within walking distance to York train station, city centre and hospital, is this immaculately presented and renovated Victorian terrace home. Located just off Burton Stone Lane, and updated with a 'no expense spared' approach, this lovely home is ready to move into and offers plenty of living space throughout.

Internally the property comprises two reception rooms divided by the staircase. The rear of this immaculate home offers an open plan living/kitchen/dining area, with original fireplace and a stunning kitchen with built in dishwasher and cooker complemented by wooden worktops. Patio doors lead out into the traditional courtyard which benefits from brick built storage. The first floor offers two bedrooms, and a three piece first floor bathroom with metro tiles around the bath with overhead shower.

Externally there is on street, non-permit, parking to the front.

£260,000

15 Upper Newborough Street

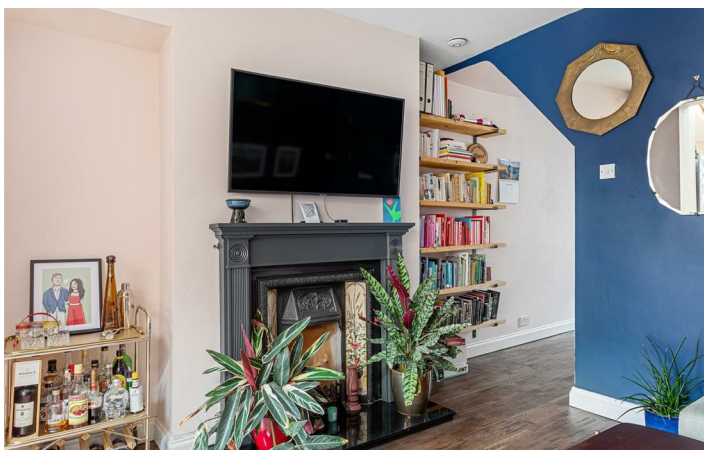
, York, YO30 7AR



- Period Terraced Home
- Two Bedrooms
- Open Plan Living/Kitchen
- Modernised Throughout
- 1st Floor Bathroom
- On Street Parking

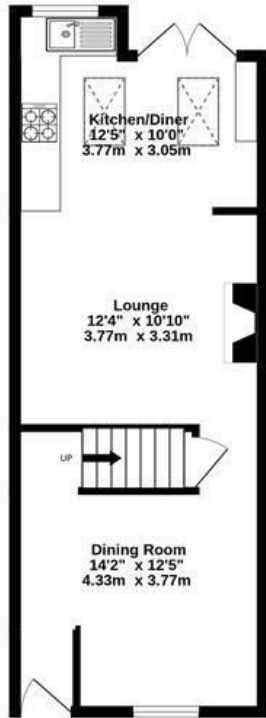


[Directions](#)

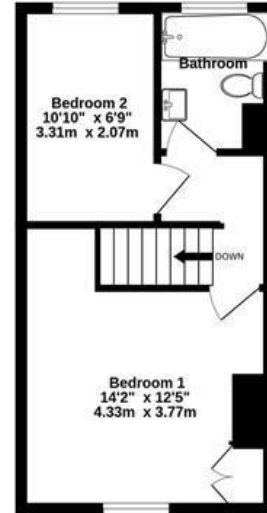


Floor Plan

GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.7 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.
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3 High Petergate, York, YO1 7EN
Tel: 01904 653564 Email: naish@naishproperty.co.uk www.naishproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		75	
(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	