



54 Russell Street, Southbank , York, YO23 1NW

This beautiful property is located along Russell Street in the South Bank area of York.

South Bank and Bishopthorpe Road are known as the 'Notting Hill' of York with many awards for the best high street in the UK. Russell Street offers easy access to all local amenities with shops, restaurants, bars, parks, multiple excellent schools and York Racecourse all in walking distance.

The property incorporates many original features with a modern twist. New owners will be able to unpack and enjoy from day one.

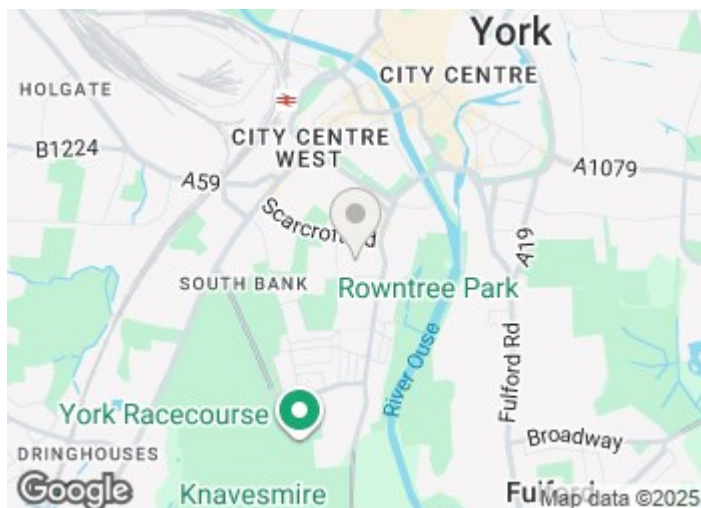
There is a spacious living room with gas fire place and tall bay windows filling the room with natural light, and a dining room with patio doors into the courtyard and under stairs utility space, perfect for those working from home. The kitchen offers ample storage and wooden worktops.

Price Guide £345,000

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- Forecourted Terrace Home
- Desirable Location
- On Street Parking
- Two Bedrooms
- Original Features
- Rear Courtyard with outbuilding
- Two Reception Rooms
- Modern Interior
- Excellent Schools

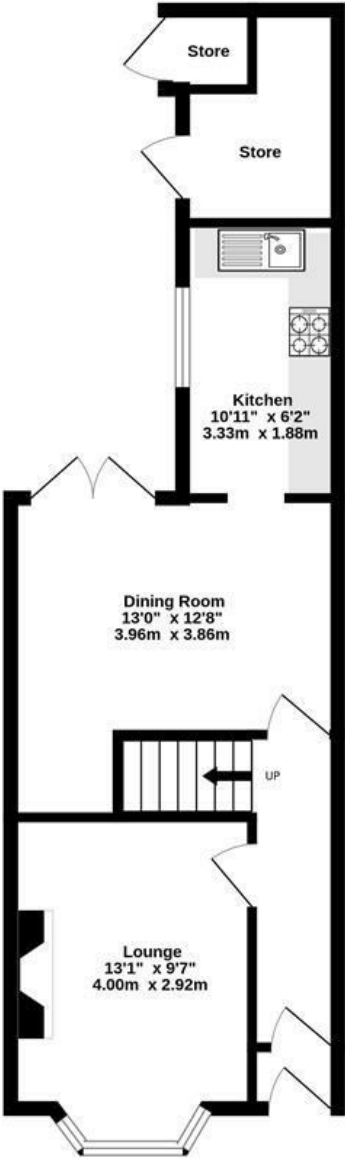


Directions

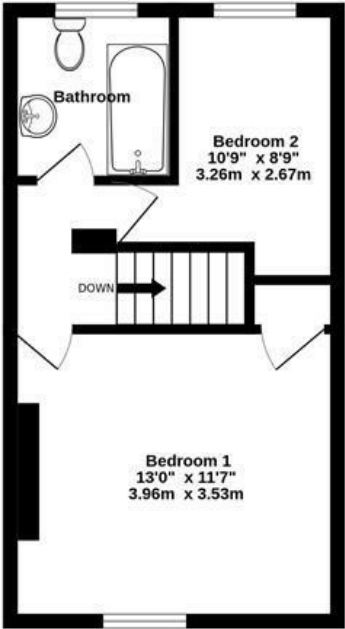


Floor Plan

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC