



York Road, Salisbury

Myddelton & Major



## 57 York Road, Salisbury Wiltshire, SP2 7AU

- No Onward Chain
- City Centre Townhouse
- Open Plan Living / Dining
- Modern Kitchen
- Three Bedrooms
- Large Family Bathroom
- Permit Parking
- Attractive Courtyard Garden

### The Property

57 York Road is an appealing mid-terrace townhouse, which has been thoroughly refurbished and modernised throughout. Arranged over three floors, the home is attractively presented and offers generous accommodation for family living in the city centre. On the ground floor is the open-plan sitting room/dining room, with a stunning feature fireplace and a spacious under stairs storage cupboard. From here is access to the modern kitchen, which is well equipped including Neff dishwasher and is fitted with useful under cupboard lighting. On the first floor is the good-sized primary bedroom, the single bedroom and the luxury family bathroom, with a large integral airing cupboard. Completing the accommodation is a further double bedroom, located on the second floor.

### Outside

At the rear of the property is an attractive low-maintenance courtyard garden, with a good-sized patio area and a small well-manicured lawn. The garden is accessible via the kitchen or externally via an alleyway leading to York road, with an outbuilding WC for when working in the garden or entertaining guests outside.

### Location

York Road sits in a highly sought after residential area a short, level, riverside walk away from Salisbury's city centre and the exciting new river park. Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. Supermarket Waitrose & Partners is a convenient 0.2 miles away, with 2022's pub of the year "The Duke of York" just around the corner. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London, Southampton and Bournemouth, and provides direct trains to London Waterloo from Salisbury mainline railway station (less than half a mile from the property, approx. 10 minute walk).

An appealing mid-terrace townhouse located a short distance from Salisbury city centre, available with no onward chain.

Tenure: Freehold

Size: 1,129 ft<sup>2</sup>

EPC Rating: D (59)

Council Tax Band: C



3



1



1



Permit

**Services** - All mains services are available. Ofcom suggests speeds of up to 1000 Mbps and all major mobile networks should have full coverage.

Train Station 0.4 Miles • Wilton 3 Miles • Bath 40 Miles • Central London 88 Miles





Approximate Area = 104.9 sq m / 1129 sq ft  
Including Limited Use Area (6.6 sq m / 71 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 312205

**Disclaimer Notice**

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent, iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD  
01722 337 575 residential@myddeltonmajor.co.uk  
www.myddeltonmajor.co.uk

**Myddelton & Major**