

EMSLEY  MAVOR
ESTATE AGENTS

...your home is where our heart is



Waverley Street

, York, YO31 7QZ

Asking Price £329,950



Waverley Street , York, YO31 7QZ

STYLE - Victorian Terrace

HIGHLIGHTS - Beautifully Styled Throughout, Newly Fitted Bathroom, Views of The Minster, Super Location

THREE WORDS - ONE TO VIEW!

VICTORIAN CHARM MEETS MODERN COMFORTS

Nestled in the heart of York, 3 Waverley Street is a stunning Victorian terrace that effortlessly blends period charm with contemporary living. This beautifully renovated two-bedroom home with Minster Views is a true gem, perfect for first-time buyers or savvy investors seeking a property with character and convenience.

STEP INSIDE

As you step through the front door, you're greeted by a tiled entrance hall that sets the tone for the rest of the home. The ground floor boasts two generous reception rooms, each bathed in natural light and adorned with chimney breasts and intricate corning. The dining room has views of the Minster. These spaces offer a perfect blend of elegance and comfort, ideal for both entertaining and relaxing.

The modern fitted kitchen is a cook's delight, equipped with all the mod cons to make meal preparation a breeze. Whether you're hosting a dinner party or enjoying a quiet night in, this kitchen is sure to impress.





UPSTAIRS

Upstairs, the charm continues with two well-proportioned bedrooms, each featuring their own ornate fireplaces. The second bedroom has views of the Minster. The spacious landing leads to a newly fitted bathroom that pays homage to the home's Victorian roots. Here, you'll find a luxurious cast iron roll top bath with a shower overhead, offering a perfect retreat after a long day.

OUTSIDE

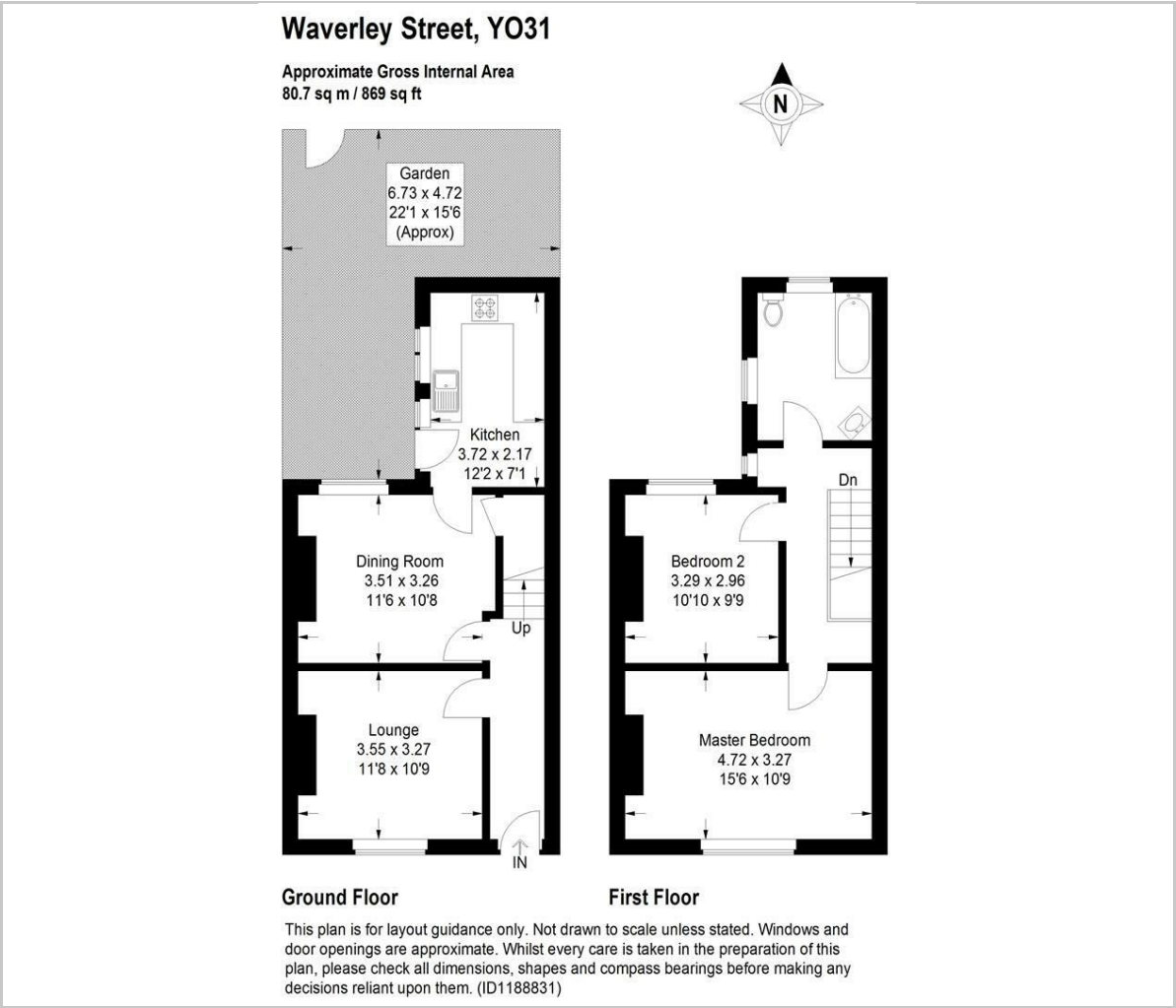
Outside, the rear courtyard provides a private space to enjoy a morning coffee or evening glass of wine, while the gas central heating ensures comfort throughout the seasons.

Situated within walking distance of York's historic city walls, this property is ideally located for easy access to the vibrant city centre, diverse shops, and excellent transport links via York railway station. With its blend of period features and modern amenities, 3 Waverley Street is more than just a home; it's a lifestyle.

Don't miss the opportunity to make it yours. Contact Emsley Mavor today to arrange a viewing.



Floor Plan



Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB
Tel: 01347823579 Email: info@emsleymavor.co.uk <http://emsleymavor.co.uk>