



ROB LETTS

exp<sup>®</sup> UK

# Baker Street, Burton Stone Lane

£235,000

2 1 2



Quote RL0918 -Just a short walk from York city centre, this period home may appear similar to others on the street, but it has been extensively refurbished over the years.

The updates include a refurbished roof, new windows, updated electrics, damp proofing, complete re-plastering, a new kitchen and bathroom and full redecoration.

The accommodation features a lounge with stunning fireplace and internal bifold doors opening to the second reception room, a fully fitted kitchen with built in appliances that include; fridge freezer, washing machine, oven, hob and extractor hood with space for a dishwasher. There is a rear lobby which gives access to the rear courtyard and the ground floor bathroom.

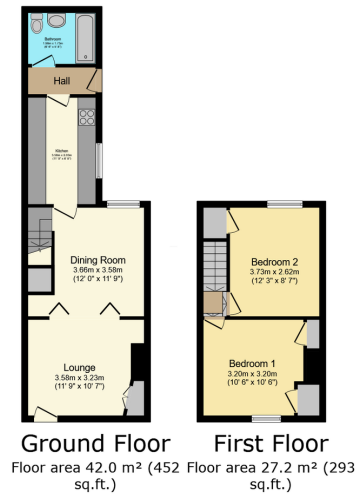
To the first floor, there are two DOUBLE bedrooms one of which has an original fireplace and the other gives access to a professionally boarded loft space, providing excellent storage and accessible via a pull-down ladder.

Externally, the property benefits free on street parking to the front and a well-presented courtyard with a handy storage shed and gated access to the rear.

If you're looking for a period home without the worry of high maintenance costs, this property is worth a visit!

Council Tax Band B

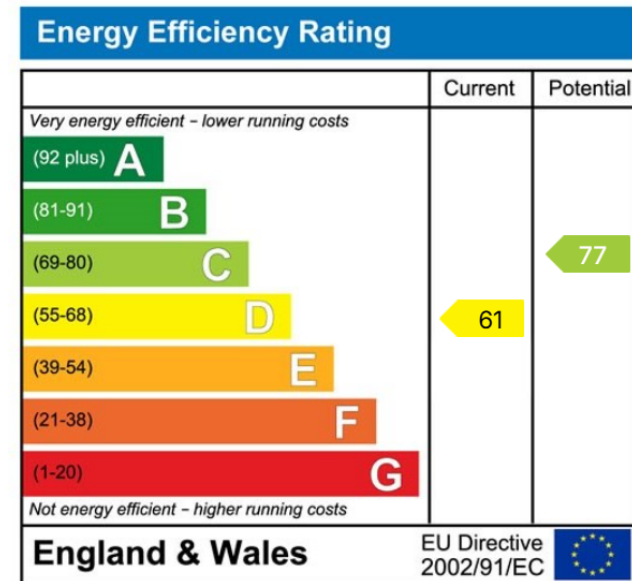




TOTAL: 69.2 m<sup>2</sup> (745 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.co

- Quote RL0918 to enquire or book a viewing on this property
- Two DOUBLE Bedrooms
- Modern Fitted Kitchen
- Rear Courtyard
- Perfect First Time Buyer Home
- Period Terraced House
- Two Reception Rooms Separated By Internal Bi-Folding Doors
- Gas Heating & Double Glazing
- Maintained To A High Standard
- Walking Distance To York City Centre & Hospital



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