



## Nelson Street, , York, YO31 8NJ

- AVAILABLE WITH NO ONWARD CHAIN
- WALKING DISTANCE TO CITY CENTRE
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND B
- POPULAR RESIDENTIAL LOCATION
- VERSATILE LAYOUT
- EPC RATING D

**Asking Price £200,000**



# Nelson Street, , York, YO31 8NJ

## DESCRIPTION

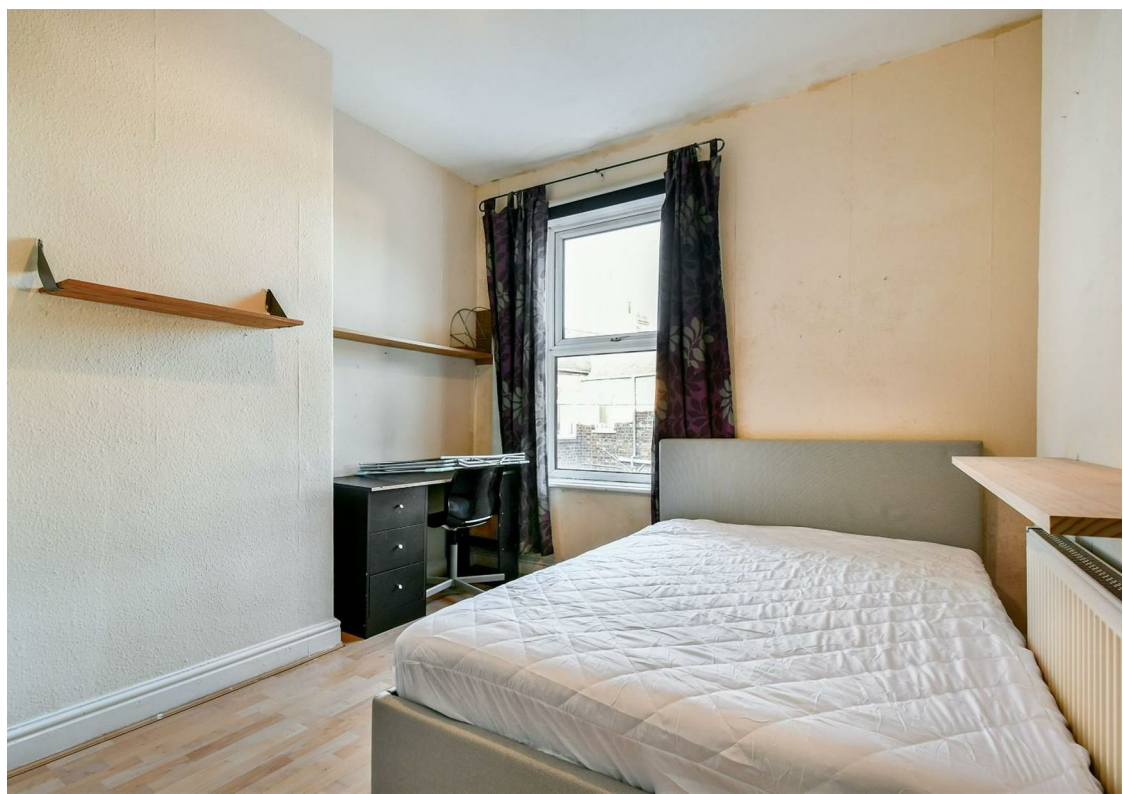
**\*OFFERED WITH NO ONWARD CHAIN\***

Hunters presents this two/three-bedroom mid terrace home in the popular residential location of the Groves, York and is conveniently located within walking distance from the city centre and York Hospital with easy access to the outer ring road. The area provides a wide range of local amenities including shops, cafes, primary schools, post office and much more.

The ground floor comprises entrance porch to the property, reception room/bedroom to the front, living/dining room, galley kitchen and ground floor, three-piece bathroom. Off the kitchen and dining room there is a rear porch leading onto the rear courtyard with access to shared residential passageway for bin access on to the street. To the first floor

To the outside of the property, this quiet street provides on street residents permit parking.  
To truly appreciate the potential of this property, a viewing is highly advised.







**Ground Floor**

**First Floor**

Total floor area 65.6 m<sup>2</sup> (706 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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### Viewings

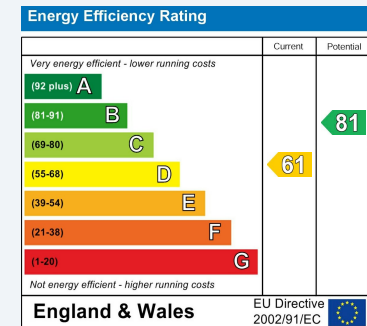
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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