



## Hampden Street, York, YO1 6EA

- SOUGHT AFTER LOCATION
- LOUNGE DINER
- LARGE FIRST FLOOR BATHROOM
- BEAUTIFULLY PRESENTED
- CLOSE TO LOCAL AMENITIES

**£350,000**





# Hampden Street, York, YO1 6EA - £350,000

## DESCRIPTION

A beautifully presented, two bedroom terrace property located within York's historic city walls.

Upon entering the property you have an entrance hall with stairs to the first floor. the open plan lounge diner is filled with light from a window to the front and patio doors to the rear. There is a feature fireplace creating a focal point to the living space and ample room for a living area and dining table and chairs.

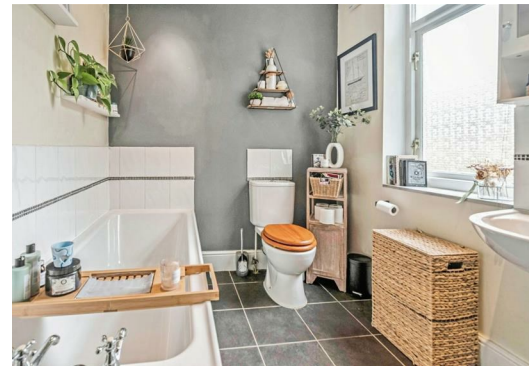
The modern kitchen is located to the rear of the property and benefits from a range of base and wall units, integrated oven with hob and extractor and space and plumbing for free standing white goods.

To the first floor you have two bedrooms, each with attractive fireplaces, and a large family bathroom with sink, W.C, bath and separate shower.

Externally the property has a rear courtyard with gated access to the alleyway beyond.

Hampden street is a highly sought after street offering excellent access to both the city centre and Bishopthorpe Road with its range of shops, cafes and restaurants.

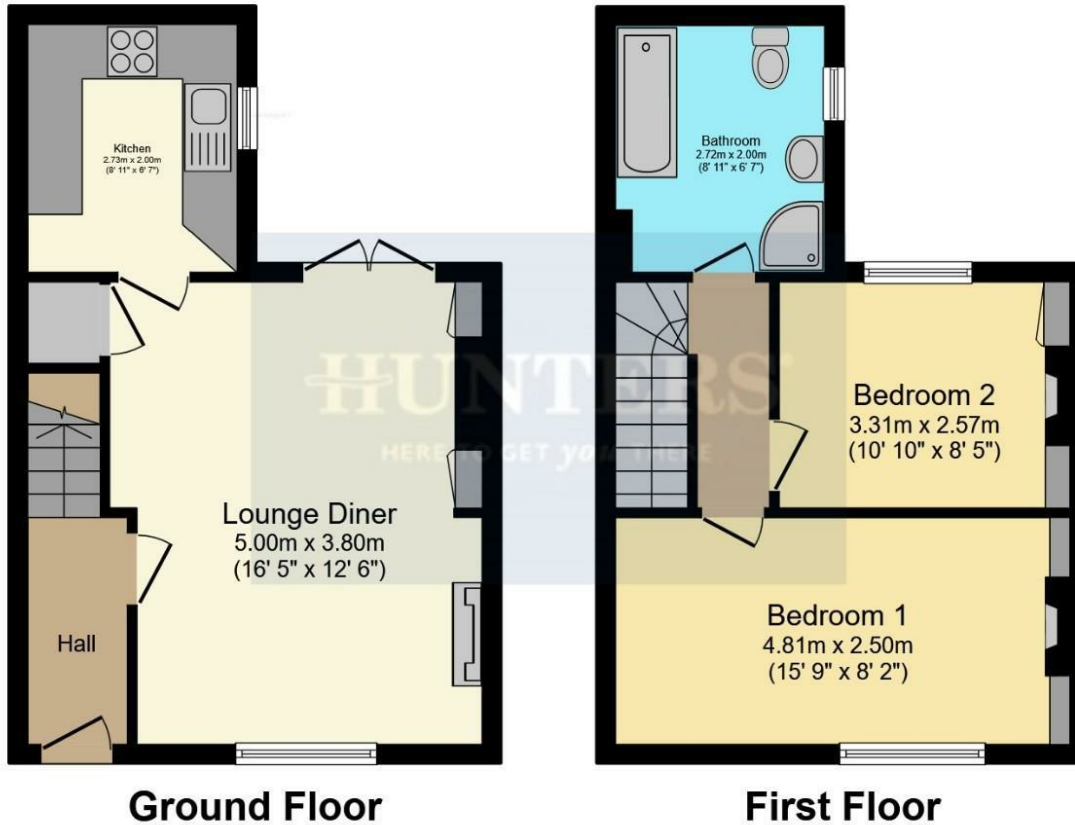
Viewing is highly recommended to truly appreciate all this property has to offer.











Total floor area 63.9 m<sup>2</sup> (688 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). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

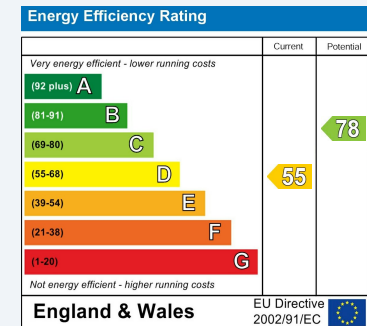
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

