



## Upper Newborough Street, , York, YO30 7AR

- THREE BEDROOM END OF TERRACE
- KITCHEN/DINER
- EASY ACCESS TO YORK TRAIN STATION AND HOSPITAL
- ON-STREET PARKING - NO PERMIT REQUIRED
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO MANY LOCAL AMENITIES
- REAR COURTYARD

**£235,000**



# Upper Newborough Street, , York, YO30 7AR

## DESCRIPTION

An end terrace property located near the centre of York, providing excellent access to York Railway Station, York Hospital, York St John University and the many amenities nearby.

Upon entering the property you have an entrance hall with a reception room to the left, previously used as a bedroom whilst the property was rented out.

To the rear of the property you have the kitchen/diner with a range of base and wall units as well as an integrated oven with hob. A door from the dining area leads to the rear courtyard and bike storage shed.

The ground floor is completed by the bathroom with sink, W.C and bath with shower over.

To the first floor you have two good-sized double bedrooms.

Externally, the property has a rear courtyard with gated access to the alley way beyond as well as a bike shed with can also house a deep freezer and tumble dryer.

Upper Newborough Street is a popular residential street with free, on-street parking.

Viewing of this property is highly recommended.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

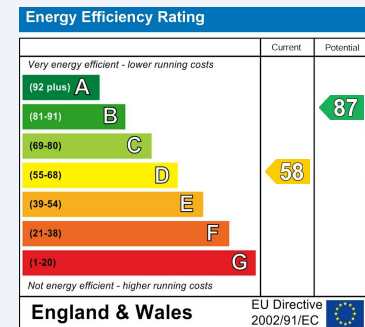
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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