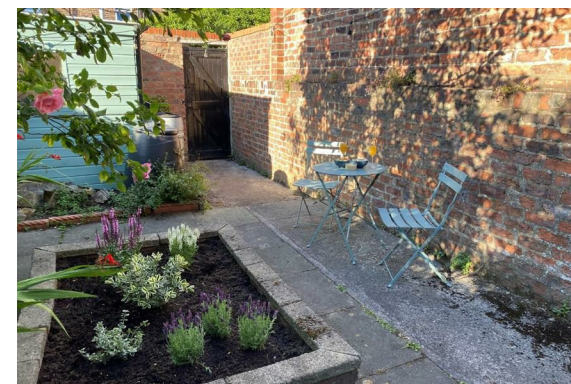




Ratcliffe Street, York, YO30 6EN

- Forecourted Terrace
- Close To Amenities
- EPC Rating C
- Popular Location
- Council Tax Band B

£250,000



Ratcliffe Street, York, YO30 6EN

DESCRIPTION

A well-presented, two bedroom, forecourted terrace property in a popular residential location approximately a mile from York city centre.

Upon entering the property you have a porch leading through to an entrance hall with stairs to the first floor.

The first reception room is found to the front of the property and has a bay window filling the room with natural light. Sliding doors lead through to the second reception room with built in alcove storage and an attractive feature fireplace.

The kitchen is found to the rear of the property and enjoys a range of base and wall units and space and plumbing for free standing appliances (fridge, cooker and washing machine). Beyond the kitchen is a rear hall with access to the courtyard and ground floor W.C with sink.

To the first floor you have two bedrooms, each with fitted storage. The large modern family bathroom completes the internal accommodation with its sink, W.C, free standing bath and separate walk in shower. The loft has also been partly converted creating a useful space with skylights and boarded flooring.

Externally the property has a forecourt and to the rear is a courtyard with timber shed and gated access to the rear alleyway.







Total floor area 72.6 m² (782 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

Viewings

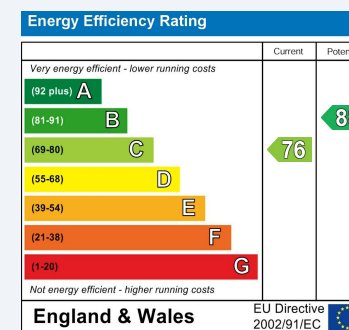
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.