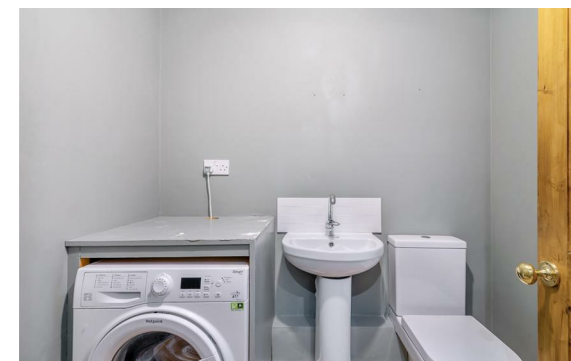




Russell Street, , York, YO23 1NW

- THREE DOUBLE BEDROOMS
- EXTENDED
- PERIOD TERRACE PROPERTY
- EPC RATING D
- NO ONWARD CHAIN
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- COUNCIL TAX BAND C

£485,000



Russell Street, , York, YO23 1NW

DESCRIPTION

This is an outstanding property and an exceptional example of a fore courted, bay fronted period terrace which must be seen internally to fully appreciate the quality and presentation of the accommodation on offer. Set in one of Yorks most desirable streets close to the well regarded Bishy Road with it outstanding bars, shops and restaurants and approximately half a mile from the river and historic city center, The three double bedroomed property has undergone an incredibly skillful and sympathetic renovation project blending the contemporary with features of the period and the results are simply sublime. these include contemporary ground floor extension to create a superb open plan dining kitchen with breakfast bar and French doors to rear courtyard, second floor bedroom extension, oak flooring, contemporary radiators, wooden window shutters and original features including ornate coving, fireplaces, open range with bread oven, mosaic tiled flooring and much more. We encourage those of you who are interested to book an early viewing to avoid any disappointment.

The accommodation which benefits from gas fired central heating and UPVC double glazing briefly comprises, entrance door with over light, entrance vestibule, entrance hall, sitting room with period fire place, open plan lounge, fitted breakfast kitchen and dining room, the kitchen area has integral split level double oven, induction hob, space for American fridge freezer, included in the breakfast peninsula, is a Belfast sink with antique style mixer tap over and instant hot water tap, integral dish washer and wine fridge, utility room/cloaks WC which has plumbing for washing machine. To the first floor is a galleried landing, bedroom one has fully fitted wardrobes, draws and vanity unit.







Total floor area 101.5 m² (1,092 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

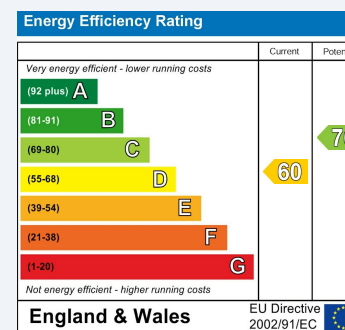
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.