



Rosebery Street, , York, YO26 4YX

- NO ONWARD CHAIN
- EXCELLENT ACCESS TO TRAIN STATION
- COUNCIL TAX BAND A
- MODERNISATION REQUIRED
- LOUNGE DINER

£180,000



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DESCRIPTION

A two bedroom terrace property in a popular residential location giving excellent access to the city centre and railway station.

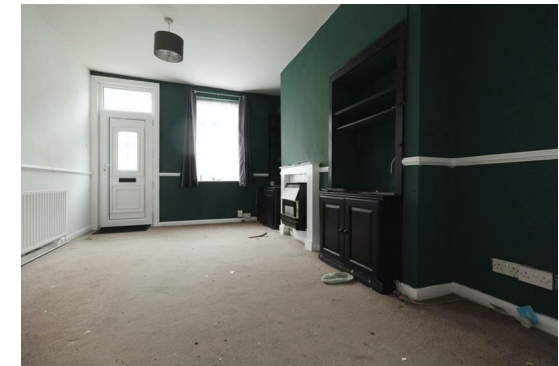
Upon entering the property you have a spacious open plan living space with fireplace and stairs leading to the first floor.

Next you have the galley kitchen with a range of base and wall units as well as space and plumbing for free standing appliances.

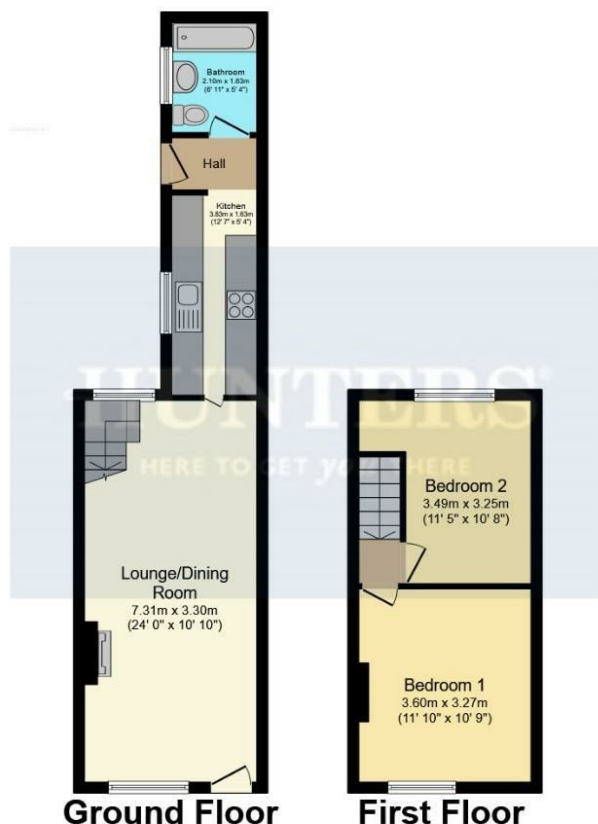
Beyond the kitchen is a rear hallway with a door to the courtyard and the family bathroom with sink, W.C and bath with shower over.

To the first floor you have two double bedrooms.

This property in need of modernisation and provides an excellent opportunity for somebody to put their own stamp on. Offered for sale with no onward chain viewing is highly recommended.







Total floor area 60.0 m² (646 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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