



Baker Street, York, YO30 7AX

- Beautifully Presented
- Good Local Amenities
- Modern Shower Room
- Living Kitchen
- Forecourt
- Council Tax Band B

£235,000



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DESCRIPTION

A beautifully presented two bedroom fore courted terrace home in a popular residential location offering a range of local amenities as well as access to the city centre and York Hospital.

Upon entering the property there is an entrance hall with stairs leading to the first floor. The first reception room is to the front of the property with two windows filling the room with natural light.

The second reception is to the rear and has an attractive feature fireplace creating a focal point to the room. The kitchen area is off the second reception and comprises a range of base and wall units, space and plumbing for appliances as well as a breakfast bar.

The modern shower room completes the ground floor with sink, W.C and walk-in shower cubicle.

There are two double bedrooms to the first floor.

Externally there is a rear courtyard with brick built storage shed and gated access to the rear alleyway.







Total floor area 78.9 m² (850 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

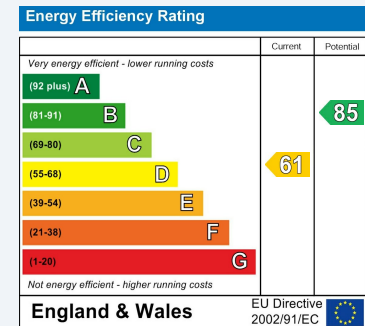
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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