



## Walworth Street North, , York, YO26 4YA

- Beautifully Presented
- Parking
- Popular Location
- Separate Studio/Workshop
- Private Courtyard
- Council Tax Band A

**£210,000**



# Walworth Street North, , York, YO26 4YA

## DESCRIPTION

A unique and beautifully-presented one bedroom home in a popular residential location, offering riverside walks to the city centre and convenient access to the railway station.

Tucked away in a quiet location this home offers potential for a variety of buyers/investors.

Upon entering the property the entrance hall leads through to the bright and airy full height living space with patio doors out to the private courtyard garden. The kitchen is off the living space and offers base and wall units as well as space for free standing appliances.

The bathroom is found to the front of the property and comprises sink, W.C. and bath with shower over.

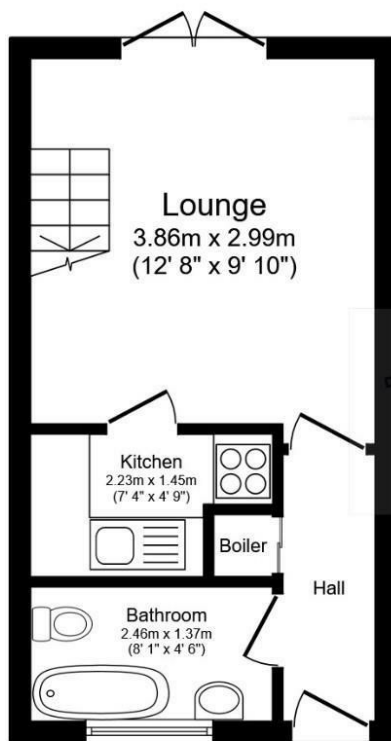
Stairs from the living area lead to the mezzanine level providing a double bedroom with skylight and built in wardrobes.

Externally there is a private south facing rear courtyard which in turn leads to the studio/workshop with power and plumbing and which offers potential for a variety of difference uses.

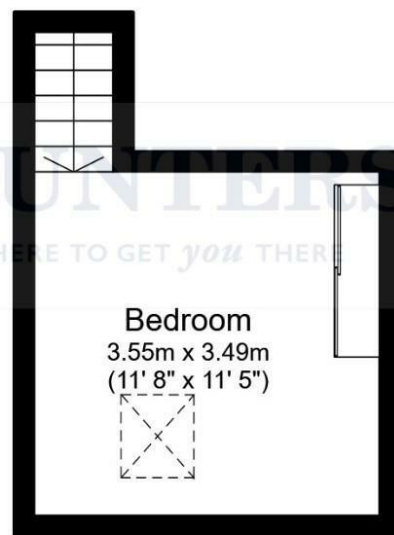
There is a door from the studio through to the private off street parking area and access to Walworth Street North.



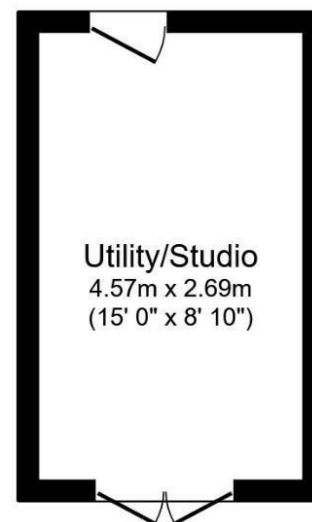




**Ground Floor**



**Mezzanine**



**Outbuilding**

Total floor area 49.2 m<sup>2</sup> (530 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](http://www.focalagent.com)

### 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.

| 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.