

## Yearsley Crescent, , York, YO31 8RS

- Beautifully Presented
- Modern Shower Room
- Two Double Bedrooms
- Within A Mile Of City Walls
- Attractive Courtyard
- Council Tax Band B

**£235,000**





# Yearsley Crescent, , York, YO31 8RS

## DESCRIPTION

A beautifully presented two bedroom terrace home less than a mile from York's historic city walls.

Upon entering the property there is a bright living room with attractive fireplace and storage built into the alcoves.

The kitchen is to the rear and has a range of base and wall units with integrated appliances and an external door to the rear garden. The ground floor is completed by the modern shower room with sink, W.C and walk in shower.

To the first floor there are two double bedrooms.

Externally the property has an attractive west facing courtyard.











Total floor area 52.4 sq.m. (564 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

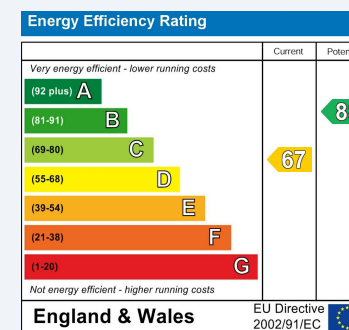
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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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