



Falconer Street, York, YO24 4JH

- Period Terrace Home
- Sought-After Holgate Location
- No Onward Chain
- Open-Plan Living
- Close To Local Amenities
- Council Tax Band A

£220,000



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DESCRIPTION

This charming period mid-terrace home in Holgate seamlessly blends character and modern comfort. Thoughtfully designed, it combines classic features with contemporary practicality, making it an ideal choice for stylish living.

Located in sought-after Holgate, the property enjoys excellent local amenities and easy access to the city centre via major bus routes. York station is within walking distance, while nearby shops, cafes, and green spaces enhance the area's appeal.

The bright, open-plan lounge and kitchen benefit from dual-aspect windows, wood flooring, and tasteful coving. A feature open fireplace adds character, while the kitchen boasts solid wood worktops, a ceramic sink, integrated appliances, and a built-in pantry cupboard for extra storage.

The rear hallway leads to the courtyard and a well-appointed ground-floor bathroom, featuring a white suite, shower over bath, tiled walls, and a heated towel radiator.

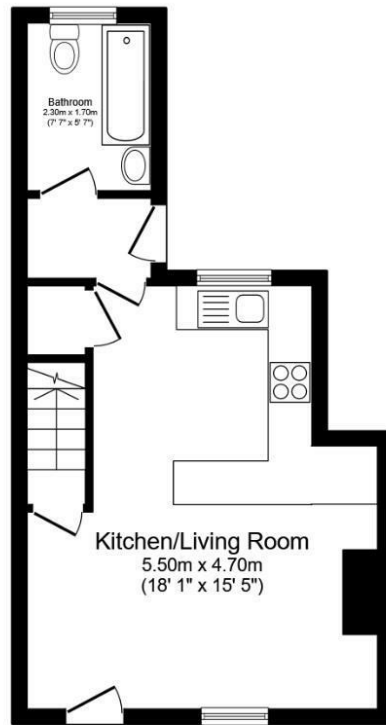
Upstairs, a gallery-style landing enhances the sense of space, leading to two generously sized double bedrooms. The primary bedroom includes fitted wardrobes, while the second bedroom offers decorative coving and a tranquil rear courtyard view.

The private rear courtyard, with gated access and a decked patio, is perfect for relaxing or entertaining.

Offered with no onward chain.

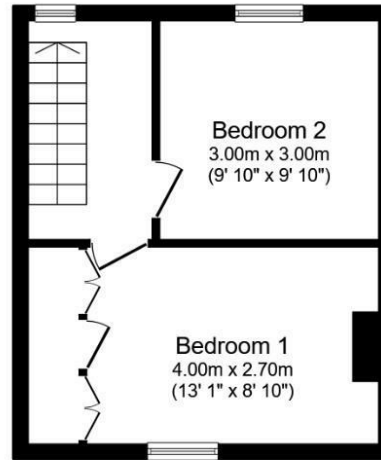






Ground Floor

Floor area 32.0 sq.m. (344 sq.ft.)



First Floor

Floor area 27.8 sq.m. (300 sq.ft.)

Total floor area: 59.8 sq.m. (644 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Viewings

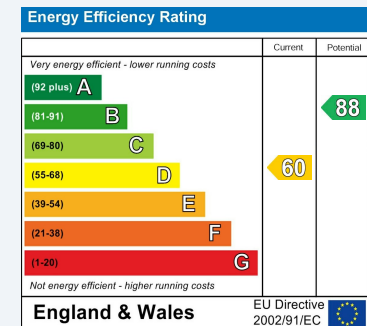
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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