



Queen Victoria Street, , York, YO23 1HN

- Sought After Location
- First Floor Bathroom
- End Terrace House
- Three Bedrooms
- Entrance Hall
- Council Tax Band B

£300,000



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DESCRIPTION

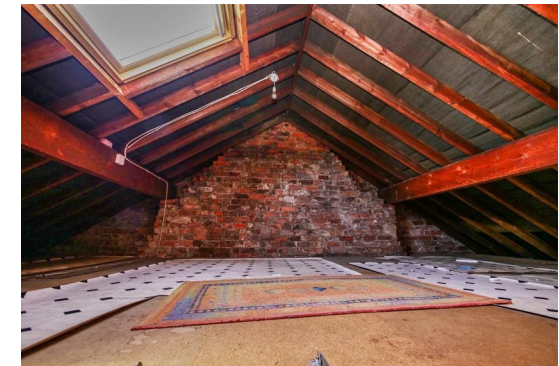
A well-proportioned three-bedroom mid-terrace home with excellent potential on a sought after residential street. The property requires a degree of modernisation, making it an ideal purchase for buyers looking to personalise and update a characterful home to their own taste.

The ground floor has an entrance porch leading into a spacious living room with a large front window providing plenty of natural light. Beyond this lies a generous dining room, followed by a fully fitted kitchen and a useful utility area with an adjoining W.C.

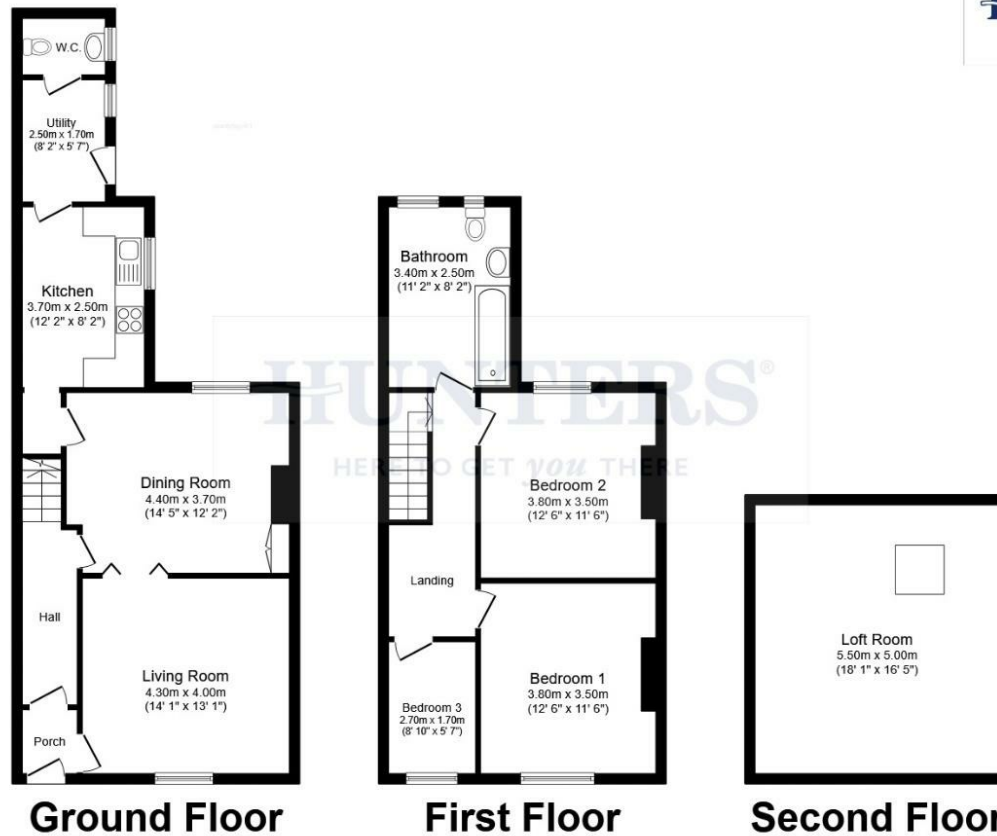
To the first floor, the property offers three bedrooms a family bathroom positioned at the rear. A bonus is the fully boarded loft space, accessible via pull down ladder, complete with a skylight - a space offering further scope for extension (STP).

Externally, the home benefits from a rear courtyard and provides convenient access to local amenities, schools, the Knavesmire, and York city centre.

This is a fantastic opportunity to create a stylish home in a prime location.







Total floor area 138.4 sq.m. (1,489 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.

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