



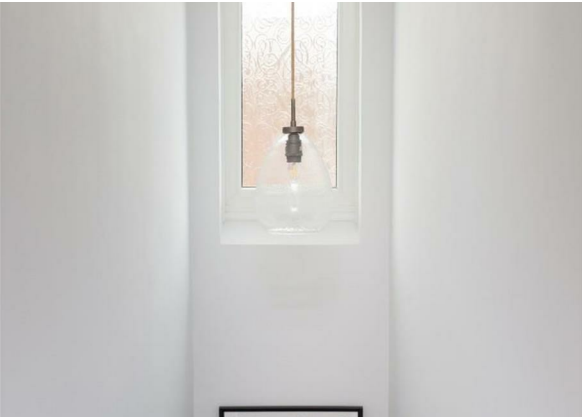
## Walpole Street, York Offers Over £250,000

This beautifully presented period townhouse has gone through a scheme of modernisation and is located just off Haxby Road, with easy access to York City Centre this home is sure to appeal to a range of buyers.



The property is accessed via a UPVC double glazed door into a welcoming entrance hallway with hard wood flooring, a space that has been created by our vendor.

At the front elevation is a cosy lounge with fitted shutters which leads seamlessly into the dining area, a perfect space for a table and chairs and has a lovely sliding door leading onto the rear courtyard. The property is south facing so the back of house is flooded with natural light.



The kitchen has been transformed since the property was previously sold, offering a modern space with fitted skylight. There is space for a fridge freezer and there is a built in microwave and oven with induction hob and extractor hood, with the bonus of an integrated dishwasher and is finished with a stainless steel sink with mixer tap over.

At the rear of this lovely home is the modern house bathroom comprising of, walk in shower enclosure with both waterfall and hand held shower heads, a low flush W.C, and a ceramic hand wash basin with vanity unit.

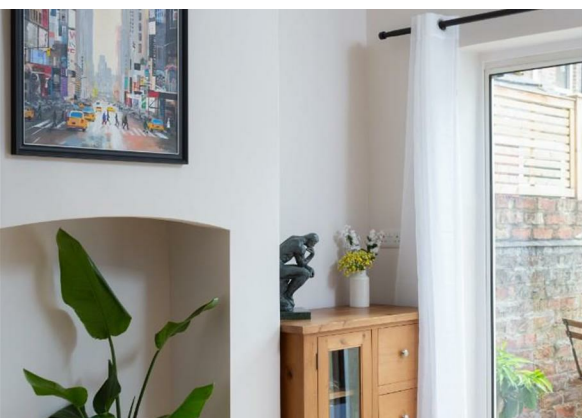


Heading to the first floor accommodation there are two spacious double bedrooms which completes the internal space.

To the outside the house has ample on street permit parking to the front, as well as a private walled courtyard to the rear. There is a store at the bottom of the garden which has fitted cupboards for storage with space for a freestanding washing machine.

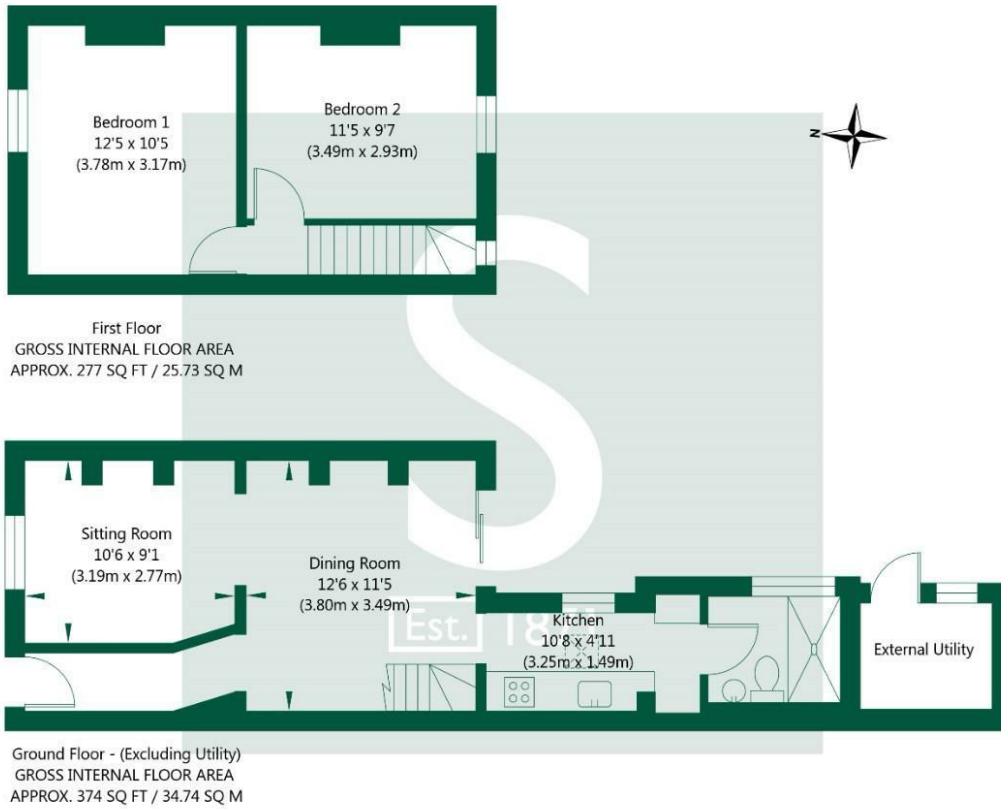


Situated on Walpole Street in The Groves, there are local amenities within walking distance on Haxby Road, and you're only a short walk away from York City Centre and York Station. With this in mind we expect the property to appeal to first time buyers as well as professionals looking for a turn key home.

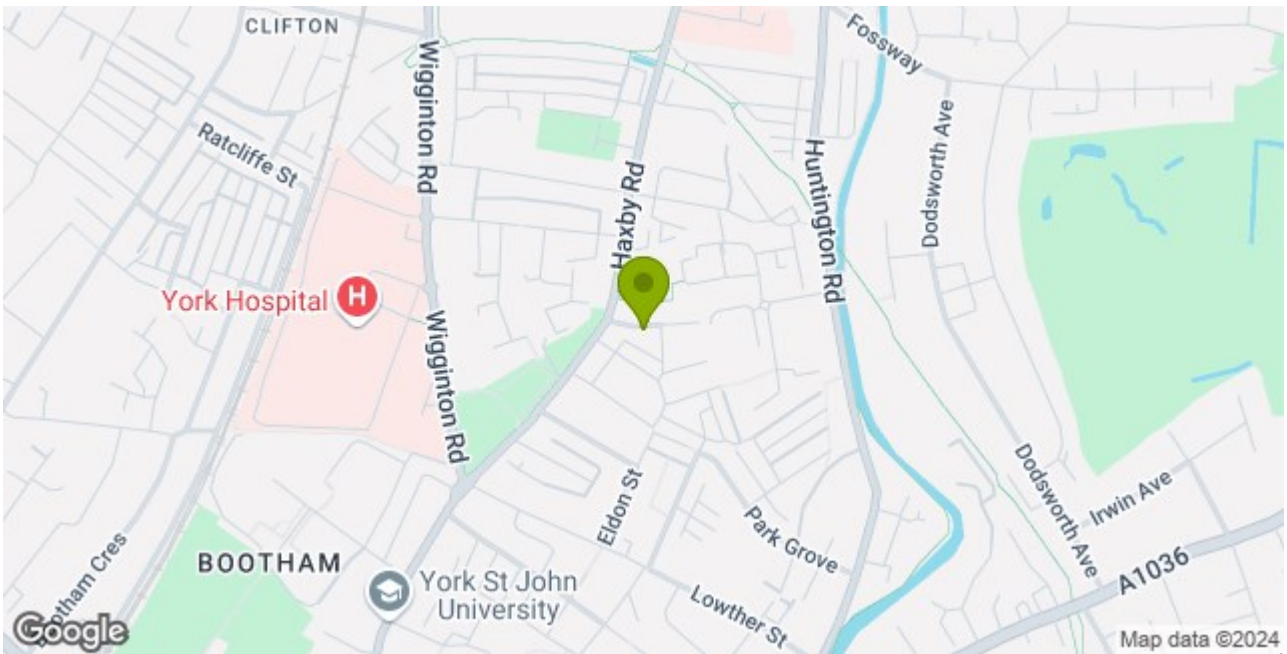


Tenure: Freehold  
Services: All mains services connected  
EPC Rating: D  
Council Tax: B - City of York  
Viewings: Strictly via the selling agent 01904 625533

Walpole Street, York, YO31 8NN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 651 SQ FT / 60.47 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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