



## Horner Street, York £215,000

A wonderfully presented traditional two bed terraced property offering a wealth of original features with walled courtyard.



Located within close proximity to York Hospital and the city centre, we are delighted to offer for sale this wonderful traditional two bedroom mid terraced property, presenting an ideal opportunity for first time buyers and property investors alike.



Upon entering the property, the main entrance leads through into all the downstairs living areas, along with stairs to the first floor accommodation. To the front of the property is a cosy sitting room with a feature fireplace and natural light gained via a window to the front elevation. The dining room features a fantastic original Range set within a decorative surround, along with understairs storage, before leading through into the property's kitchen.



The kitchen is found to the rear of the property presenting a stylish range of high gloss white units to two sides with fitted preparation surfaces over incorporating a stainless steel sink unit and an integrated washing machine, along with space and plumbing for a freestanding fridge freezer.



Leading on from the kitchen is the property's house bathroom which boasts a recently renovated three piece suite having a roll top clawfoot bath with waterfall and handheld shower over, low flush WC and a wash hand basin.

To the upstairs are two well proportioned double bedrooms featuring exposed flooring, with the second bedroom benefitting from a storage cupboard.

To the outside, the property has a private rear courtyard with a shed and a back gate, along with on street parking found to the front.

It is therefore as agents we highly recommend an internal inspection to truly appreciate the accommodation on offer.

Tenure: Freehold

Services: All services connected

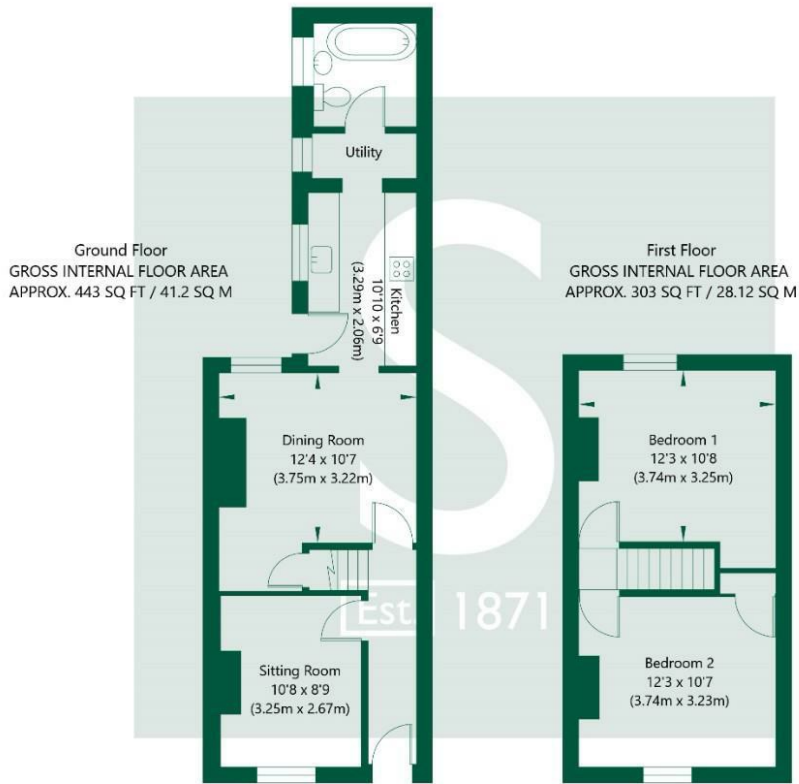
EPC Rating: 69 (C)

Council Tax: City of York - Band B

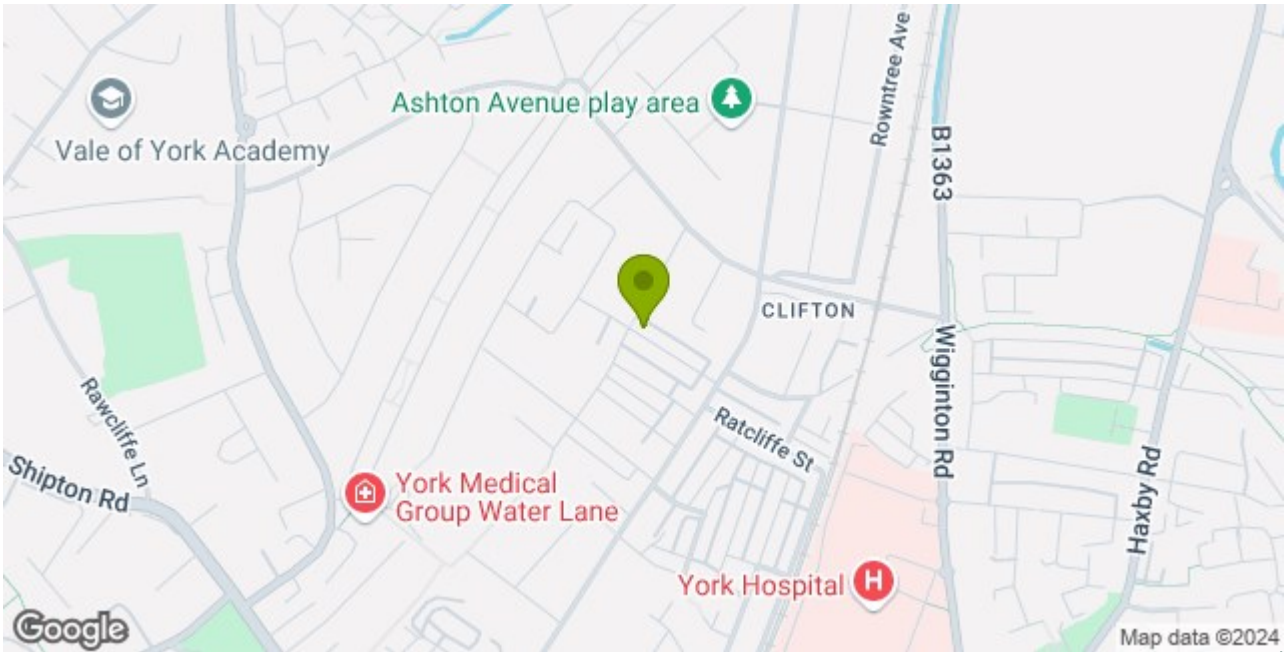
Viewings: Strictly via the selling agent 01904 625533



Horner Street, York, YO30 6EA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 746 SQ FT / 69.32 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2023



**Stephensons**

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

