

## Balfour Street, York £250,000

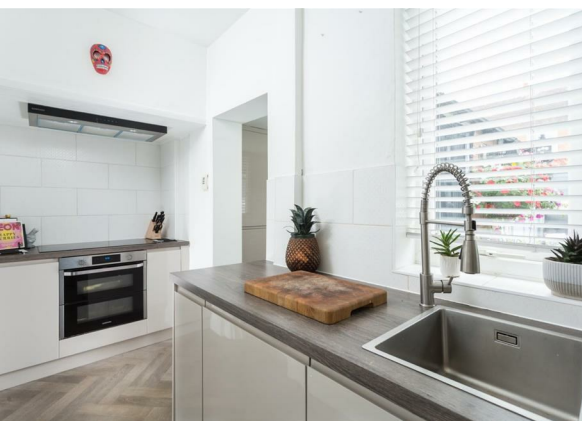
This beautifully presented end terrace home offers spacious and versatile accommodation just a short stroll from York city centre and train station, with a picturesque walk along the River Ouse nearby. Situated on Balfour Street in the sought-after Holgate area, the property is ideal for first-time buyers, professionals, or investors seeking character and convenience.





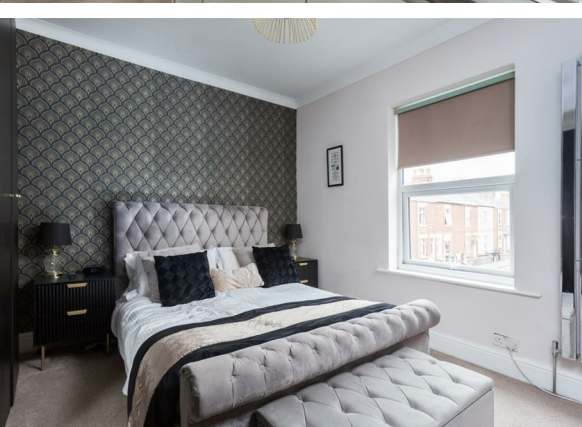
Believed to have been a shop in former years, it boasts a unique internal layout not commonly found in Victorian terraces. Updated throughout by the current owners, the home retains its period character with high skirting boards, ceiling cornices, and decorative ceiling roses, complemented by tasteful modern finishes.

Upon entering, you are welcomed into a generous reception area currently zoned into a living area to the front with feature fireplace, and a dining area towards the centre of the home, creating a warm and inviting space perfect for everyday living and entertaining.



To the rear is a contemporary kitchen fitted with a range of modern wall and base units, integrated appliances, and ample preparation space, leading through to a useful utility area and external store for bikes or garden items.

The first floor offers two bedrooms, including a spacious principal bedroom to the front and a second room ideal as a double bedroom or home office. A stylish three-piece bathroom completes the internal accommodation, finished to a high standard with modern fittings.



Externally, the property benefits from an enclosed courtyard garden providing a private, low-maintenance outdoor space, along with a brick-built outbuilding equipped with light and power.

Balfour Street enjoys a prime Holgate location within walking distance of the city centre, train station, and local amenities including shops, cafes, and schools, as well as excellent transport links via the nearby A59 and ring road.



Early viewing is highly recommended to appreciate the layout, character, and lifestyle this charming home offers.

Tenure: Freehold

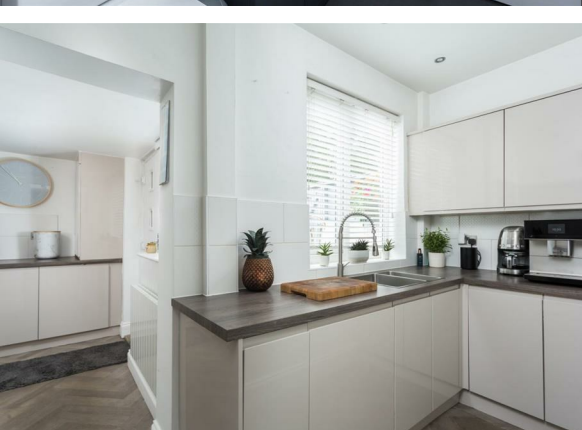
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to xx\* Mbps download speed

EPC Rating:

Council Tax: - City of York

Current Planning Permission: No current valid planning permissions



Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.

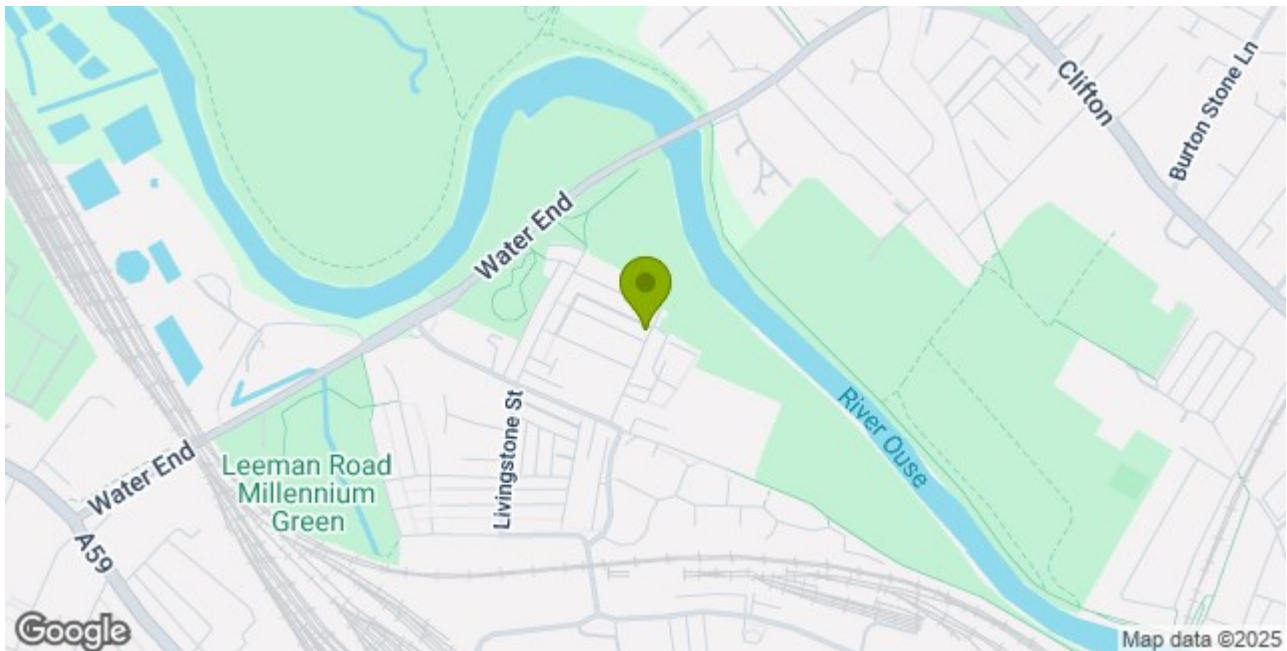
## Balfour Street, York, YO26 4YU

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 456 SQ FT / 42.4 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 394 SQ FT / 36.58 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 850 SQ FT / 78.98 SQ M - (Excluding Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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