



Wellington Street, York Offers Over £220,000

Nestled just moments from the historic City Walls, this charming period terraced home offers both character and exciting potential, with the added benefit of no forward chain.



Arranged over three floors, this well-positioned two-bedroom residence is perfect for buyers wishing to mark their stamp upon a brilliant blank canvas.

Upon entering, you are welcomed into a bright and spacious living room, enhanced by a feature fireplace, alcove shelving, and laminated flooring. From here, an inner hallway with a staircase to the first floor leads into a well-proportioned open-plan dining kitchen. This lovely space features a range of fitted units, preparation surfaces, a wall-mounted gas boiler, and a striking range fireplace. A rear door opens onto the private courtyard, creating a seamless indoor-outdoor flow.



The first floor hosts two bedrooms and a house bathroom complete with panelled bath and shower over, WC, and pedestal wash basin. From the landing, a second staircase rises to a generous loft room with a Velux roof light, ideal for further development subject to appropriate permissions.

Externally, the property benefits from on-street parking and a charming courtyard garden. Beyond lies a versatile garden studio, offering exceptional potential for a home office, workshop, or stylish garden room.



This is a superb opportunity to acquire a character property in a prime location and craft a home perfectly tailored to your taste.

Tenure: Freehold

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

EPC Rating:

Council Tax: B

Current Planning Permission: No current valid planning permissions

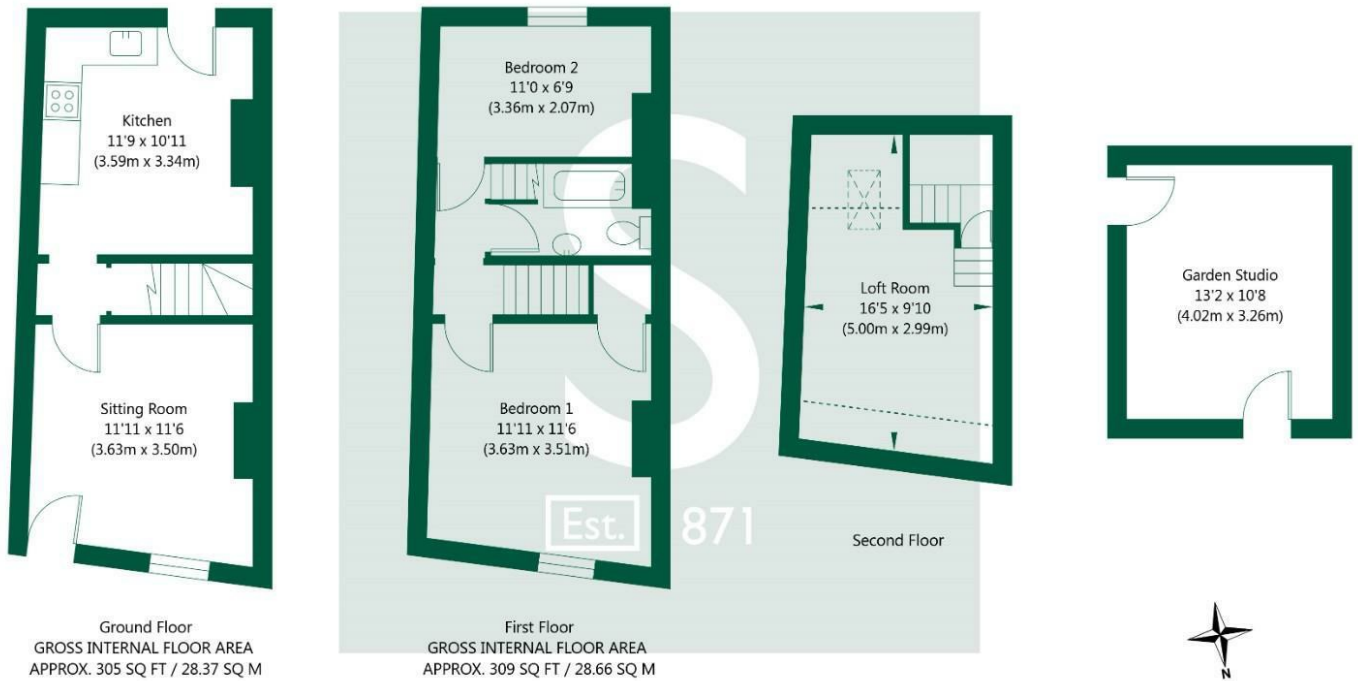


Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

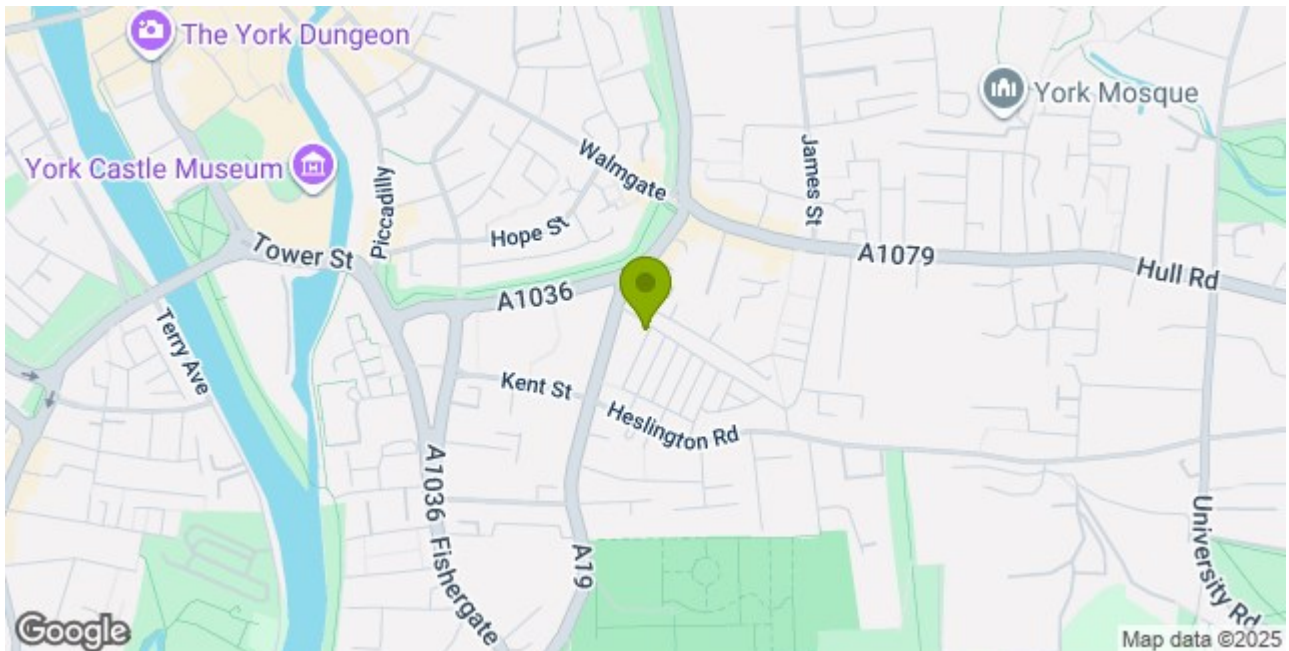
*Download speeds vary by broadband providers so please check with them before purchasing.



Wellington Street, York, YO10 5BB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 614 SQ FT / 57.03 SQ M - (Excluding Second floor & Garden Studio)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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