

Railway Terrace, York YO24 4BN

welcome to

Railway Terrace, York

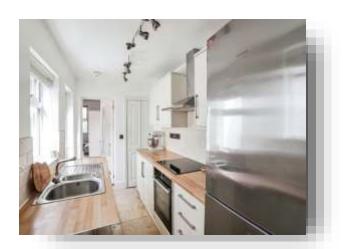
A beautifully presented, two bedroom, terraced house located in the highly sought after Holgate area of York, the train station is less than half a mile walk from the property and there is a wealth of amenities located nearby.













Entrance Hall

The entry hall has a door to front, stunning tiled flooring, a radiator and stairs up to the first floor.

Lounge/ Dining Room

23' 3" max x 11' max (7.09m max x 3.35m max)
A spacious through lounge/diner with laminate flooring throughout, windows to front and rear aspects, a charming cast iron fireplace with ornate tiles, a TV point and a radiator.

Kitchen

11' 2" x 6' 2" (3.40m x 1.88m)

A modern, fitted kitchen with wall and base units, sink/drainer, work surfaces, tiling, electric oven and hob, cooker hood, plumbing for washing machine and dishwasher, space for fridge freezer, understairs cupboard, tiled flooring, door to side and two windows to side aspect.

Bathroom

Located on the ground floor, with window to side, bath with mixer taps, shower over, wash hand basin, WC, Viessmann boiler with Hive controls, extractor fan and tiled flooring.

Landing

Stairs from ground floor, carpet, window to rear and loft access

Bedroom One

14' 2" into recess \times 10' 11" (4.32m into recess \times 3.33m) A double bedroom with views of the Minster, window to front, carpet, a cast iron fireplace and radiator.

Bedroom Two

12' \times 8' 10" into recess (3.66m \times 2.69m into recess) The second double bedroom has carpeted floors, a radiator and window to rear aspect.

Exterior

An enclosed, low maintenance courtyard to the rear and on street permit parking to the front.



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





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Railway Terrace, York

- A BEAUTIFULLY PRESENTED, TERRACE HOUSE
- TWO DOUBLE BEDROOMS WITH ORIGINAL **FIREPLACES**
- SOUTH WEST FACING REAR COURTYARD
- APPROX HALF A MILE TO YORK TRAIN STATION AND **CITY CENTRE**
- ON STREET PERMIT PARKING

Tenure: Freehold EPC Rating: D

£300,000







Map data @2024 Please note the marker reflects the

postcode not the actual property

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Property Ref: YOR107712 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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