



Balfour Street, York YO26 4YU



welcome to

Balfour Street, York

A beautifully presented three bedroom terraced home situated in the popular residential area of Holgate a short 20 minute walk to the city centre and train station.

Entrance Hall

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

Lounge

11' 3" x 10' 9" into recess (3.43m x 3.28m into recess)
A great size lounge that is open plan to the dining room with laminate flooring throughout, a window to the front of the home and a tv point.

Dining Room

12' 3" x 11' 1" into recess (3.73m x 3.38m into recess)
The dining room which is open to the lounge has laminated flooring throughout, a radiator, an under stairs storage cupboard and a window to the rear.

Kitchen

14' 4" x 6' 11" (4.37m x 2.11m)
A lovely fitted kitchen with shaker style wall/base units, tiled flooring, a cooker hood, an oven, integrated fridge/freezer, an integrated dishwasher. spotlights, plumbing for a washing machine, a door onto the rear yard, a window to the side and a door to the bathroom.

Bathroom

The bathroom is to the ground floor with a shower over the bath tub, a w.c, wash hand basin, a towel radiator and a window to the side.

Landing

A carpeted landing with the stairs up from the ground floor and the loft access.

Bedroom One

14' 2" into recess x 11' 3" (4.32m into recess x 3.43m)
A carpeted double bedroom with a radiator, a window looking over the front of the home and built

in storage.

Bedroom Two

12' 4" x 8' 10" (3.76m x 2.69m)
The second double bedroom has carpet throughout, a window to the rear of the home, a radiator and built in storage.

Bedroom Three

10' 8" max x 7' 2" max (3.25m max x 2.18m max)
The third double bedroom is a good size single with carpet throughout and a window to the side.

Exterior

To the front of the home there is a lovely gated forecourt/patio. Around to the rear there is an enclose courtyard with wall to surround, an outside tap, gated access to the rear and an outbuilding.

Outbuilding

6' 11" x 4' 11" (2.11m x 1.50m)
The outbuilding to the home has power, lighting and the Ideal Combi boiler.





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welcome to

Balfour Street, York

- GUIDE PRICE £250,000 - £260,000
- A 20 MINUTE WALK TO THE CITY CENTRE AND TRAIN STATION
- REAR COURT YARD
- THREE DOUBLE BEDROOMS
- STORAGE OUTBUILDING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£250,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
YOR109257 - 0007

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