



Queen Annes Road, York YO30 7AA

welcome to

Queen Annes Road, York

FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA ***18TH NOVEMBER 20259.30 am START***CONTACT THE AUCTIONEERS TO REGISTER NOW***



Entrance Hall**Lounge/ Dining Room**

26' 5" x 12' max (8.05m x 3.66m max)

Kitchen

7' 7" max x 12' 5" (2.31m max x 3.78m)

W.C**Bedroom One**

14' 11" x 11' 2" (4.55m x 3.40m)

The first double bedroom has carpeted floors, a window to the front of the home, a radiator and a tv point.

En Suite**Bedroom Two**

10' 5" max x 12' 2" max (3.17m max x 3.71m max)

Bedroom Two En Suite**Bedroom Three**

9' 3" x 14' 2" max (2.82m x 4.32m max)

Bedroom Three En Suite**Bedroom Four**

12' 2" max x 10' 7" max (3.71m max x 3.23m max)

Bedroom Four En Suite**Bedroom Five**

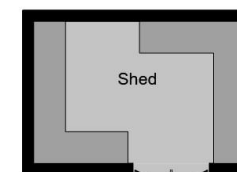
Ground Floor



First Floor



Second Floor



Outbuilding

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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welcome to

Queen Annes Road, York

- A FANTASTIC FIVE BEDROOM PERIOD PROPERTY
- HIGHLY SOUGHT AFTER LOCATION, JUST OFF BOOTHAM
- FOUR BEDROOMS WITH EN SUITES
- A SHORT WALK TO THE HISTORIC CITY CENTRE
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£490,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR109629 - 0002

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 guidance 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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