



49 Kensington Street
York YO23 1JA

**49 Kensington Street
York YO23 1JA**

£245,000

This delightful mid-terrace house boasts a cosy reception room, spacious kitchen with pantry and modern ground floor bathroom. With two bright and airy bedrooms, there's plenty of space for a small family or guests. The rear courtyard is perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.

Situated in the sought-after South Bank area, you'll find yourself within easy reach of local amenities, including shops, restaurants, and parks. The nearby racecourse is also a bonus for entertainment and a local walk or run!

Whether you're looking for an investment opportunity or searching for your first home, this property ticks all the boxes. Don't miss out on the chance to make this charming house your own! Offered with no forward chain!

EPC Rating E
Council Tax Band B

Lounge
9'8 x 9'8 (2.95m x 2.95m)
UPVC door. UPVC window. Radiator.
Cupboard housing meters. Decorative fire.
Door leading to stairs.

Kitchen
9'8 x 10'6 (2.95m x 3.20m)
Fitted with wall and base units and coordinating worktops. Built in cupboard and drawer unit. Built in extractor hood. Space for cooker. Sink and drainer unit. Space and plumbing for washing machine. Space for under counter fridge. Radiator.

Rear Lobby
UPVC door.





Bathroom

Fitted with three piece suite comprising; vanity unit with wash hand basin, bath with shower over and toilet. Opaque UPVC window. Heated towel rail.

Stairs to first floor

Bedroom One

9'7 x 10'6 (2.92m x 3.20m)

UPVC window. Radiator. Cupboard housing boiler. Built in cupboard.

Bedroom Two

9'7 x 9'7 (2.92m x 2.92m)

UPVC window. Radiator. Built In cupboard and shelving unit.

Rear Yard

A good size walled rear yard with gated access to the alleyway, perfect for bike and bin access.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.



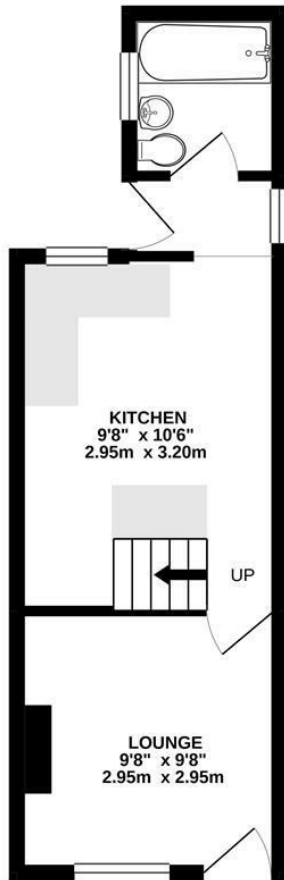
Council Tax Band of the property is B .
The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid.

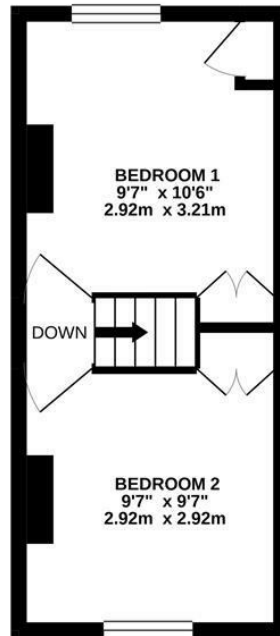
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



1ST FLOOR
215 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA: 482 sq.ft. (44.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com