



16 Hillsborough Terrace  
York YO30 6EW

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**Offers Around £230,000**

A great first time buyer home or a successful investment property currently achieving £950pcm. Situated in the sought-after location of Hillsborough Terrace, this property is conveniently close to York Hospital and a short drive into the centre of York.

To the ground floor is an open plan lounge/diner opening through to the kitchen, rear lobby and ground floor bathroom. There are two double bedrooms to the first floor, perfect for a small family, visiting guests or home study! With a walled rear yard and handy outhouse!

Contact us today to arrange a viewing and take the first step towards making this lovely house your new home! Offered with no forward chain!

EPC Rating C  
Council Tax B

**Entrance Lobby**

UPVC entrance door. Door into the lounge.

**Open plan lounge/dining room**

21'7 x 11'8 (6.58m x 3.56m)

UPVC window. Two Radiators. Built in cupboard. UPVC part glazed door to the rear yard. Stairs to first floor. Archway leading through into the kitchen. Fireplace and hearth.

**Kitchen**

7'7 x 5'2 (2.31m x 1.57m)

Fitted with wall and base units and coordinating worktops. Built in oven. Four ring gas hob. Space and plumbing for washing machine. UPVC window.





**Rear Lobby**  
UPVC window.

**Bathroom**  
7'0 x 5'9 (2.13m x 1.75m)  
Fitted with a three piece suite comprising; bath with shower over, wash hand basin and toilet. Opaque UPVC window. Heated towel rail.

**Stairs to first floor**

**Bedroom One**  
10'6 x 10'0 (3.20m x 3.05m)  
UPVC window. Radiator.

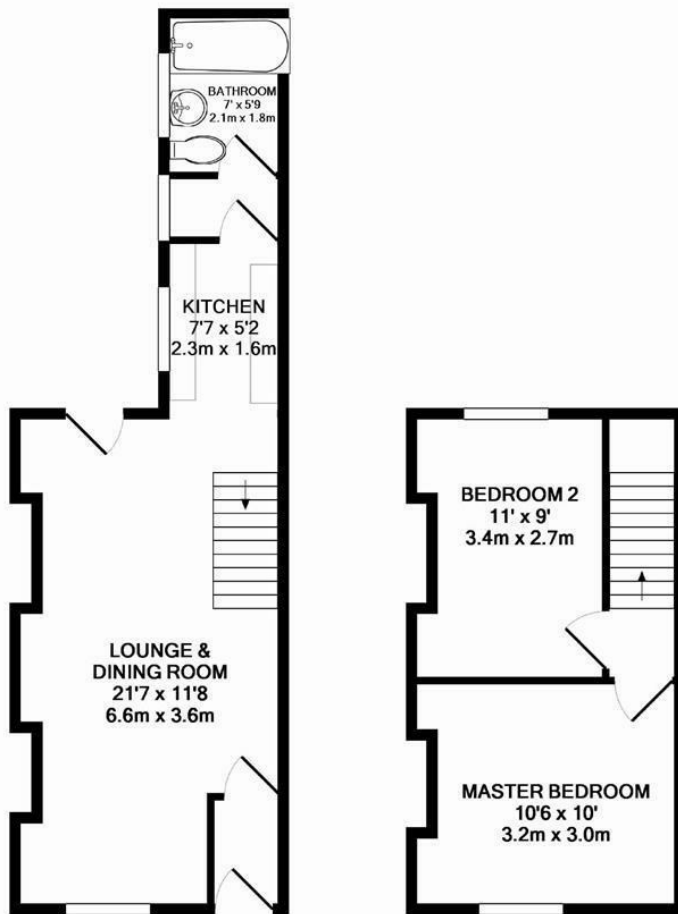
**Bedroom Two**  
11'0 x 9'0 (3.35m x 2.74m)  
UPVC window. Radiator. Cupboard housing boiler. Decorative fireplace.

**Rear Yard**  
A walled yard with gated access to the rear alley.

**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](http://checker.ofcom.org.uk)





GROUND FLOOR  
APPROX. FLOOR  
AREA 333 SQ.FT.  
(30.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 243 SQ.FT.  
(22.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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