



49 Kensington Street  
York YO23 1JA



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**Guide Price £225,000**

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

### Additional information

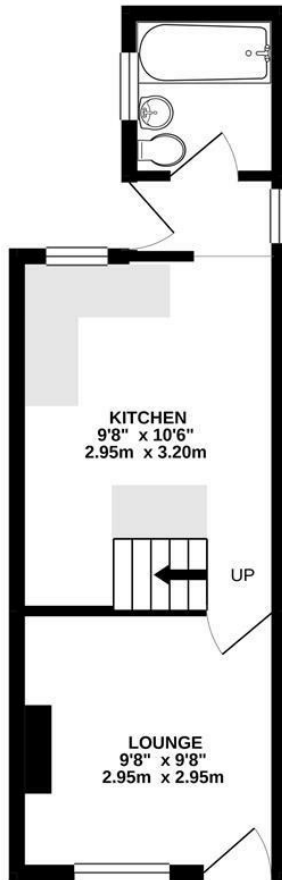
The property is currently tenanted, achieving £995pcm. The fixed term AST ends on the 16th July 2025, the tenancy will then roll onto a periodic tenancy. At the time of marketing the tenant will need to be given 2 months notice should you wish to buy with vacant possession.

EICR next due 31st March 2026

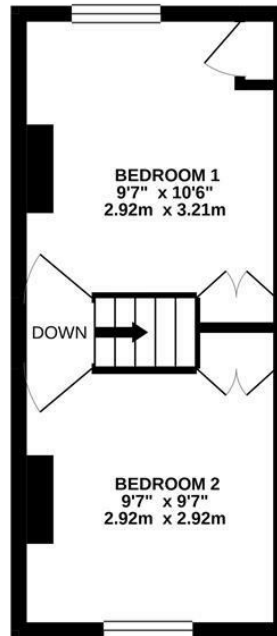
Gas certificate next due 3rd January 2026

Deposit protected within the TDS



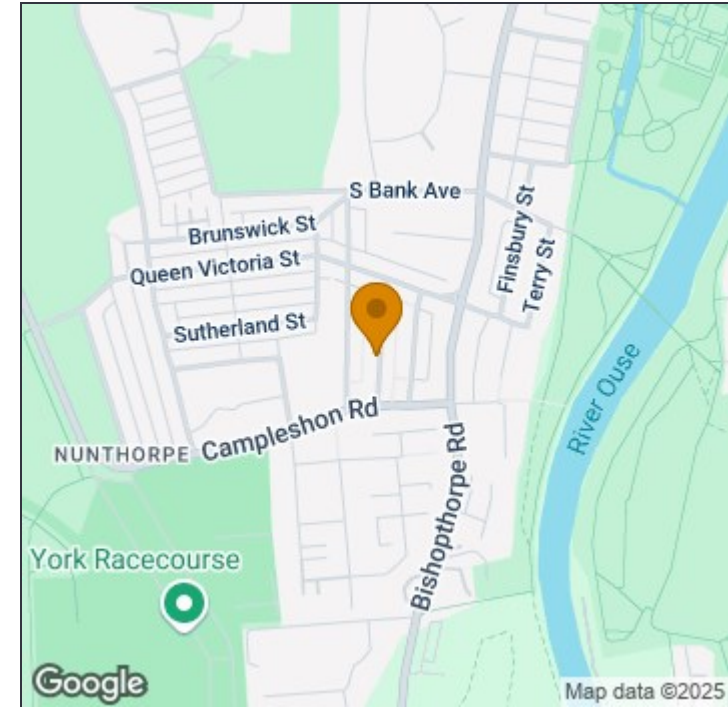


1ST FLOOR  
215 sq.ft. (19.9 sq.m.) approx.



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.  
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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](mailto:homes@quantumestateagency.com) [www.quantumestateagency.com](http://www.quantumestateagency.com)