

13 Gray Street  
York, YO23 1BN  
Guide Price £365,000





## Charming 2-Bedroom Terrace in Prime Location

This delightful 2-bedroom terrace tucked away on this quiet residential street and offering a perfect blend of comfort and convenience situated in arguably one of York's most sought after locations and ideally positioned close to a variety of local amenities such as independent shops, restaurants, bars, York city centre and York Railway Station. With a welcoming atmosphere and well-proportioned rooms, this home is perfect for those looking for a cosy living space in a bustling neighbourhood and has been beautifully maintained by the current owners. The property comprises two spacious double bedrooms – Ideal for small families, couples, or young professionals. With a bright and airy living/dining room offering a comfortable space for relaxing and entertaining. A modern fitted kitchen – with lot's of natural light and providing plenty of storage.

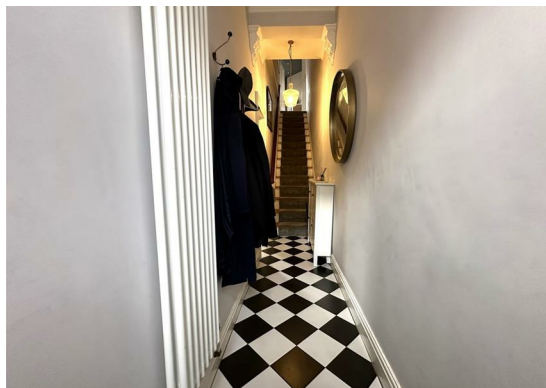
Private pretty enclosed rear courtyard – a perfect spot for outdoor dining, entertaining and gardening. Perfect Location – within easy walking distance of local shops, schools, parks, public transport, local cafés. Excellent transport links – easy access to nearby bus and train stations. Perfect for those who want a low-maintenance home without compromising on location or accessibility! Early viewing recommended to appreciate the accommodation on offer.

### Entrance Hallway

Entrance door, tiled flooring, coving to ceiling, central heating radiator

### Lounge

Featuring combi fuel burning stove, uPVC double glazed sash window to front, shutters to window, parquet attic flooring, central heating radiator, TV and power points, opening to;







## Dining Room

uPVC double glazed window to rear, shutters to window, built-in original cupboard, parquet amtico flooring, central heating radiator, power points

## Kitchen

Well fitted with an excellent range of matching wall mounted and base units incorporating roll top work surfaces, tiled splash backs, built-in electric oven and 4 ring gas hob, extractor fan over, plumbing for washing machine, built-in fridge/freezer, cupboard housing combination boiler, uPVC double glazed window to side and rear, stainless steel sink and draining board, walk-in understairs cupboard, vinyl flooring, power points

## First Floor Landing

Window to side, stripped wood stairwell, loft access with drop down ladder and light

## Bedroom 1

uPVC double glazed sash window to front, shutters to window, central heating radiator, power points

## Bedroom 2

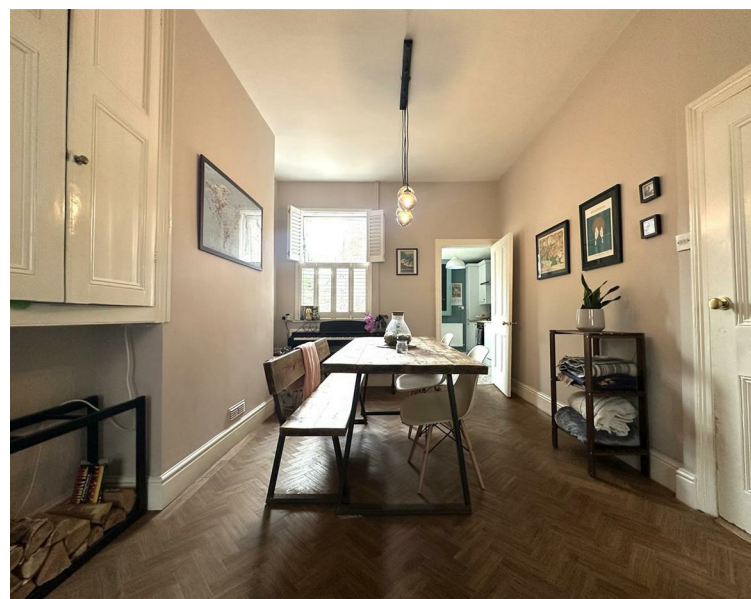
uPVC sash window to rear, shutter to window, stripped wood flooring, power points

## Bathroom

Beautifully presented 4 piece bathroom consisting of slipper bath with mixer tap, sink set in vanity unit, walk-in shower, low level WC, part tiled walls, tiled flooring, spotlights to ceiling, wall mounted towel rail, window to rear

## Outside

Fully enclosed pretty sunny rear courtyard garden with patio seating area, pebbled borders, timber gate to service alleyway, brick built outhouse with power





FLOOR PLAN

