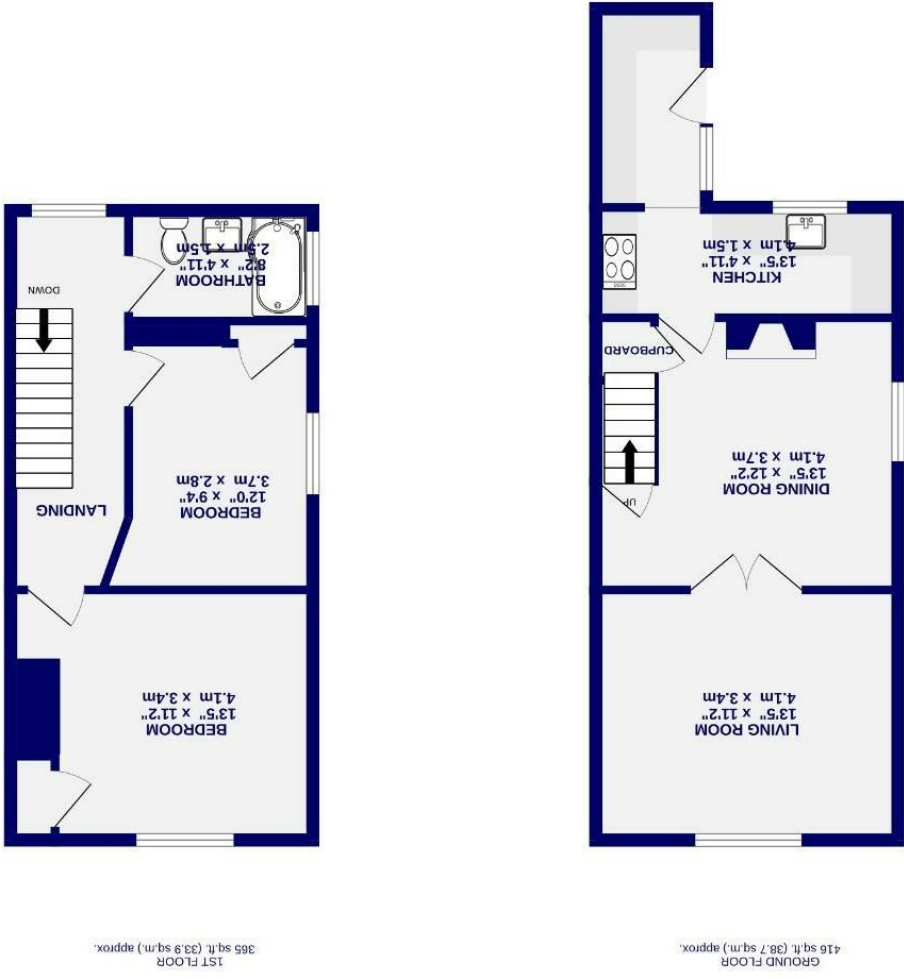


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**Balfour Street**  
**Off Leeman Road,**  
**YO26 4YU**

Freehold  
 Council Tax Band - B

- End Of Terrace Home
- Two Double Bedrooms
- First Floor Bathroom
- Modern Throughout
- Central Position
- Enclosed Courtyard
- Outbuilding With Light & Power
- Epc 7ba





Balfour Street  
Off Leeman Road, York  
YO26 4YU

£260,000



A charming end terrace home located in the central area of Leeman Road. Within close proximity to York city centre and train station, access to these areas can easily be reached by foot along the picturesque route next to the River Ouse. Most likely a shop in former years, this two bedroom property offers unique internal accommodation and layout which is unlike most typical Victorian terrace properties and is sure to be popular among a variety of buyers including first time buyers and investors.

Updated throughout by the current owners, the property offers a generous reception area which is currently zoned into a living and dining area. Sure to be noticed throughout the property, the current owners have maintained the period feel of the property with high skirting boards, ceiling cornices and roses in addition to the beautiful fireplace within the dining area. To the rear of the property is the contemporary kitchen with high gloss wall and base units, dark worktops and top of the range integrated appliances.

The first floor offers a bright and airy landing off which are two double bedrooms. The internal accommodation is completed by the beautiful three piece bathroom with navy vanity unit, black bath and sink fixtures and deep grey wall tiles.

Outside is a charming courtyard with additional storage provided by the brick built outbuilding to the rear, which has light and power. On street parking is readily available.

Early viewing is highly recommended.

