

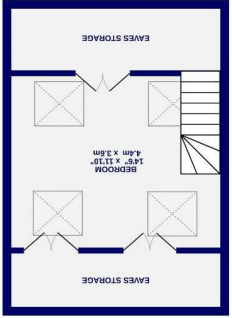
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Curzon Terrace, South Bank, York, YO23 1HA

Freehold
Council Tax Band - B

- Semi Detached House
- Attached Garage
- Three Double Bedrooms
- Landscaped Rear Garden
- Open Plan Living/ Dining/ Kitchen
- Planning Permission For Extension
- EPC D

What every attempt has been made to ensure the accuracy of the floorplans contained here. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for error. Rooms or measurements that are in the brackets should be used as a guide only. The floor plans are for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See EPC for details.



Curzon Terrace
South Bank, York
YO23 1HA

£450,000



A rare find in one of the most popular locations in York; a three bedroom, modernised semi detached house with a garage and a landscaped rear garden.

This period property has been lovingly restored and extended to create a wonderful home or potentially a very sought after investment property.

The front entrance hallway leads to the open plan ground floor living /dining/kitchen with bi-folding doors opening out onto the impressive and unusually large garden for the area. This light and bright room has a modern fitted kitchen with solid oak worktops, Belfast sink and a range of modern wall and base units, including integral Zanussi fridge/freezer and NEFF double dishwasher, eye level double oven, five ring gas hob and extractor fan.

The property has been recently re-wired and has under floor heating in both the large open plan living/dining area and the three-piece bathroom. There is internal garage access to the side of the ground floor living area. The garage has an electricity and plumbing for a washing machine and a ground floor W.C.

Planning permission had been granted to convert the garage into a fourth bedroom/study to the front and comprehensive downstairs utility room and separate w/c to the rear.

On the first floor are two generous double bedrooms and a modern fitted house bathroom, with porcelain tiles with underfloor heating, bath, separate shower cubicle and vanity unit. To the second floor, is a third double bedroom extended by the previous owners as part of the complete renovation project.

Externally, the current owners have beautifully curated a rear tiered garden well established with a lawn, planting and seating area. There is also on street parking.

Early viewing is recommend.

