



- Mid Terrace Property
- 2 Reception Rooms
- Gas CH & PVC DG
- EPC- D

- 2 Double Bedrooms
- Kitchen & Bathroom
- In Need of Updating

A two bedroom mid terrace property situated in this highly sought after area just off Bootham, within easy walking distance of both the city centre and Hospital.

The property would benefit from a scheme of modernisation and improvements, having the benefits of both gas central heating and pvc double glazing.

A great project for the first time buyer or investor.

Council Tax Band- B



GROUND FLOOR
321 sq ft. (29.8 sq.m.) approx.



1ST FLOOR
261 sq ft. (24.2 sq.m.) approx.



30 UPPER NEWBOROUGH STREET
TOTAL FLOOR AREA: 582 sq ft. (54.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other services are approximate. If reliance is to be placed on the floorplan, measurements will form part of the overall offer and the purchaser is advised to verify the same. The floorplan 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 is given as to their operability.
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