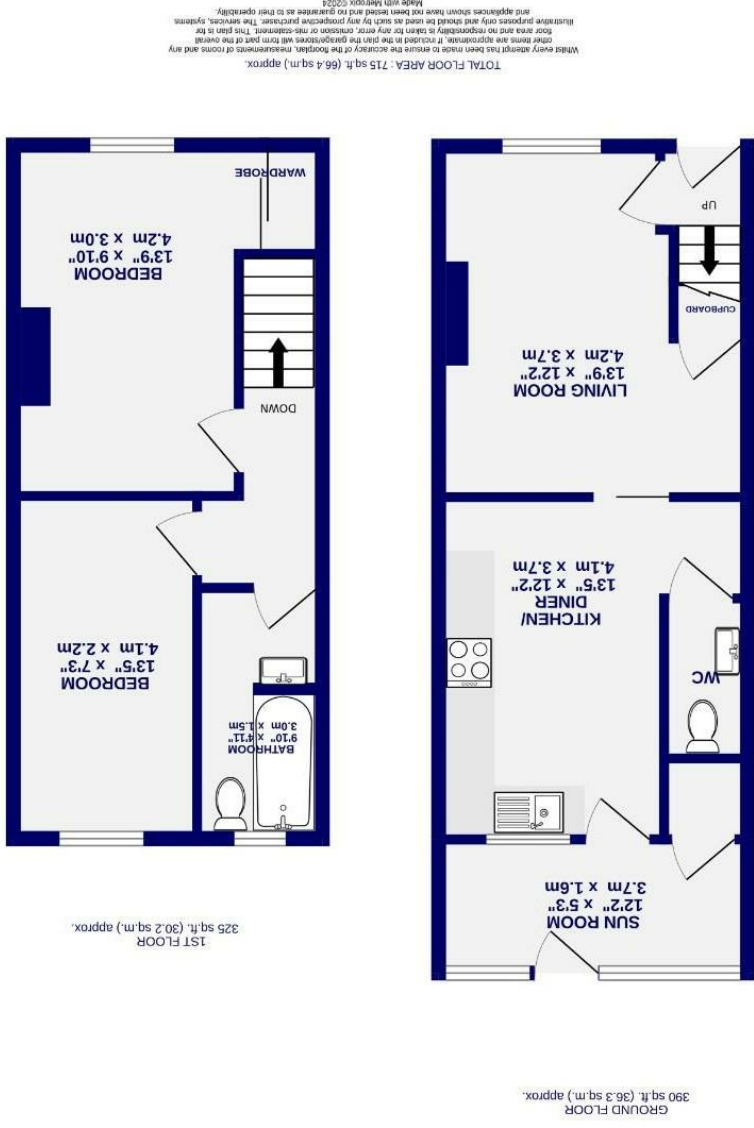


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**Sutherland Street  
South Bank, York  
YO23 1HG**

**Freehold**  
**Council Tax Band - B**

- Victorian Terrace
- Two Bedrooms
- First Floor Bathroom
- Recently Renovated
- Popular Residential Setting
- Enclosed South Facing Courtyard
- Ready To Move Into
- Recent full electrical rewire
- EPC - C





Sutherland Street  
South Bank, York  
YO23 1HG

£295,000

2 1

Located in the popular residential area of South Bank, which is positioned to the south of York, is this recently renovated Victorian terrace which offers two bedrooms and a first floor bathroom. Offering a private south facing courtyard that overlooks the local primary school, this property is within walking distance of the acclaimed Bishopthorpe Road, train station and city centre.

Internally the property offers an entrance hall which leads into the charming reception room that features a recess with a wooden floating shelf, traditional ceiling covings and skirting boards. Set behind is the beautifully presented kitchen diner which offers a range of shaker style wall and base units that offer some integrated appliances and space for additional freestanding white goods. Contemporary in design, the kitchen also features solid oak worktops and benefits from a ground floor w.c. Finally the ground floor accommodation is completed by the bright and airy conservatory that overlooks the pretty courtyard. There is also a storage cupboard which could be utilised as a utility room.

On the first floor are two double bedrooms, with exposed wooden floorboards, and a stylish first floor bathroom with an overhead shower to bath and contemporary metro style splash back tiles.

Outside the property offers an enclosed courtyard with brick boundaries and an outbuilding for storage. Sure to be popular among a range of buyers, early viewing is highly recommended.

Council Tax Band- B

