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1ST FLOOR
413 sq ft. (38.4 sq.m.) approx.

GROUND FLOOR
412 sq ft. (38.3 sq.m.) approx.

- Charming Terrace Home
- Two Double Bedrooms
- Separate Dining and Sitting Rooms
- Fitted Kitchen
- Sizable Bathroom
- Easy Access to City Centre and York Ring Road
- Off Poptleton Road
- Close to Shops and Primary School
- On Street Permit Free Parking
- EPC - D

Freehold
Council Tax Band - B

Amberley Street Holgate, York YO26 4SB



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Offers Over £270,000



This delightful, two bedroom mid terrace home is set on this quiet street in Holgate, just off Poppleton Road in the West of York, conveniently placed for access to the city centre and the railway station as well as the amenities of Boroughbridge Road and Acomb Front Street have to offer. The location benefits from simple access to A64 and A59.

The owners have made some fundamental and stylish decorative improvements since taking ownership, harmonising its decor and charming character. Keeping original timeless internal doors, skirting boards and a cast iron fireplace in the second bedroom.

This lovely traditional mid terrace home is well presented throughout. Offering a separate dining and living room from the bright and airy entrance hall. The fitted kitchen boasts an array of wall and base units, with integrated appliances complemented by worktops for ample preparation in the hub of the home.

The staircase from the entrance hall leads up to a light landing and to the bathroom which is exceptionally spacious with a white suite and shower over the bath. There are two well proportioned bedrooms. The large windows allow the rooms to soak up the external daylight, whatever the weather, especially the in the front double bedroom. The property benefits from a loft with a pull down ladder from the landing.

Externally to rear is an enclosed south facing walled courtyard.

In summary a wonderful home positioned in a convenient and desirable location, viewing is highly recommended.

Council Tax Band: B

