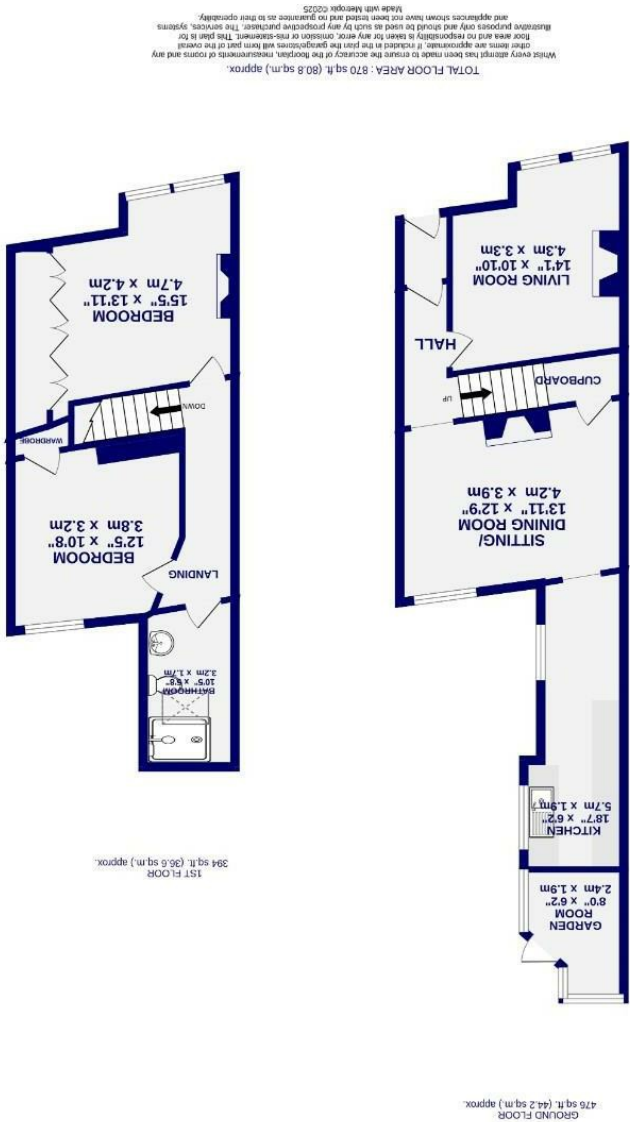




# Knivesmire Crescent South Bank, York YO23 1ES

Freehold  
Council Tax Band - C

- Period Terrace Home
- Two Bedrooms
- Two Reception Rooms
- Stunning Knivesmire Views
- Close To CC & Train Station
- PP Granted For Loft Conversion & Rear Side Extension
- Popular Residential Area
- EPC E



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Knavesmire Crescent  
South Bank, York  
YO23 1ES

£400,000

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Located in the popular residential area of South Bank, this period Victorian terrace home offers both charm and potential. Partially updated by the current owners, the property presents a fantastic opportunity for further modernisation, allowing the next owners to make it their own. Boasting stunning views of open green space to the front and within walking distance of York city centre, the train station, and the acclaimed Bishopthorpe Road, this home is sure to be popular on the open market.

Internally, the property features an entrance hall with original Victorian tiles and stained glass within the internal door. To the left, the first reception room showcases a beautiful fireplace, tall ceilings, and a deep bay window that allows natural light to flood the space. Behind it, the second reception room boasts original terracotta floor tiles, an upgraded fireplace, and built-in bookshelves.' At the rear, the kitchen offers great potential for a side extension, for which planning permission has been granted, and is complemented by a separate sunroom.

On the first floor are two double bedrooms, with the master bedroom offering unrivalled views overlooking Little Knavesmire. Completing the internal accommodation is a striking and upgraded three-piece shower room, enhanced by a skylight.

Set on a lovely plot, this forecourt-fronted property also benefits from a spacious and low-maintenance courtyard-style garden. On-street, non-permit parking is available in the immediate vicinity.

Council Tax Band C

