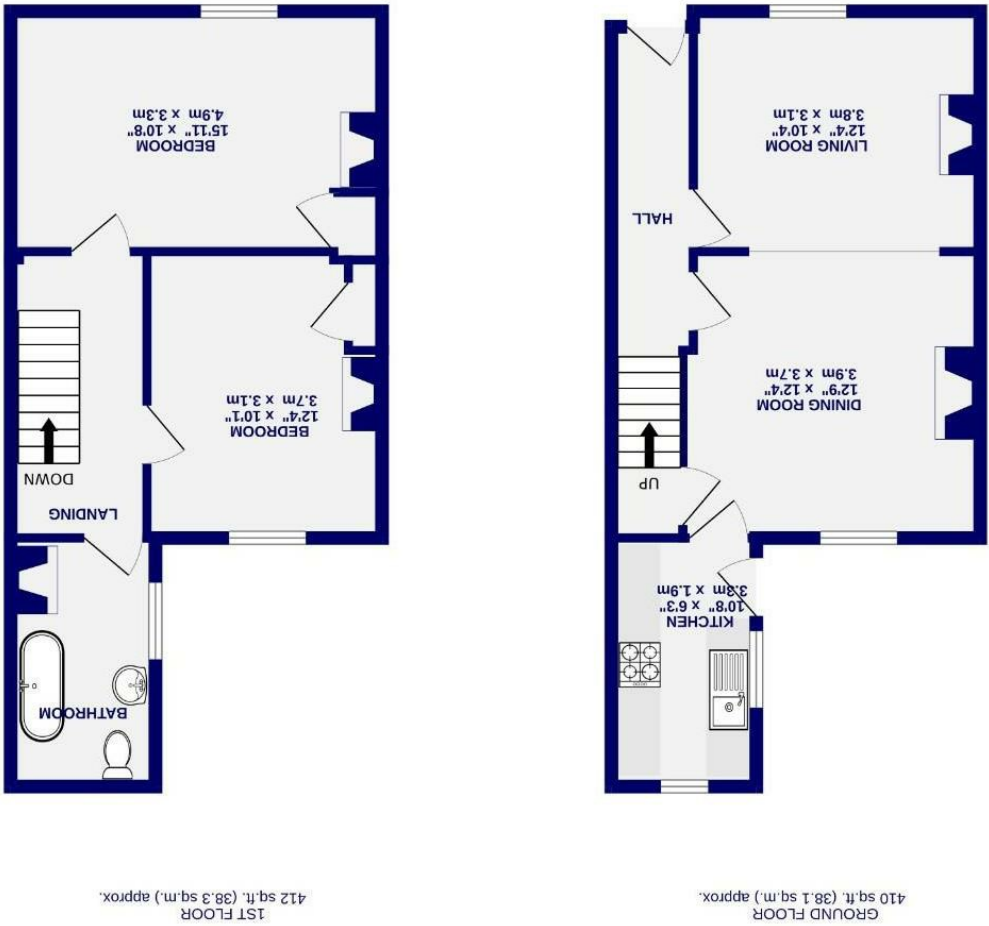


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Traditional Period Home
- Victorian End Terrace
- Two Double Bedrooms
- Full Of Charm & Character
- First Floor Period Bathroom
- High Ceilings & Skirting Boards
- Traditional Cast Iron Fireplaces
- Sought After Location
- No Onward Chain
- EPC D

Freehold  
Council Tax Band - B

# Cleveland Street , York YO24 4BS





Cleveland Street  
, York  
YO24 4BS

£335,000

2 1

Ashtons Estate Agents are delighted to present this truly exceptional two bedroom Victorian end terrace home, a wonderful example of traditional charm and modern living. Beautifully refurbished by it's current owner after a decade as a rental property, this home offers a perfect blend of classic character and contemporary comfort.

Nestled in a peaceful cul-de-sac street in the sought-after Holgate area of York, this property is ideally located within walking distance of York city centre, the train station, and the outstanding selection of restaurants, shops, and bars that this historic city has to offer. The nearby York ring road also provides easy access for commuting further afield.

As you approach the property, the traditional brickwork immediately captures the eye, offering a glimpse of the character that lies within. Step through the wider than usual entrance hall and into the welcoming, light-filled living and dining area, which boasts dual aspect windows that flood the space with natural daylight. Two special ornate statement fireplaces serve as stunning focal points, complementing the tasteful decor throughout the home. Original features, including deep skirting boards, coving, and ceiling roses, have been lovingly added and retained, seamlessly marrying period charm with modern living.

The chic kitchen offers a bright and airy space with a blend of shaker-style and country cottage-inspired units. With integrated appliances and plenty of worktop space, it's the perfect setting for preparing culinary delights. A rear door leads out to the charming courtyard garden, ideal for outdoor relaxation.

