



Scarborough Terrace , York YO30 7AW

Freehold
Council Tax Band - B

- Victorian Traditional Terrace
- Two Double Bedrooms
- Popular Location
- No Onward Chain
- Close The Hospital
- Convenient Distance To The Train Station
- Rear Courtyard
- Investment Opportunity
- Modernisation Required
- EPC D



1ST FLOOR
342 sq. ft. (31.8 sq.m.) approx.

GROUND FLOOR
349 sq. ft. (32.5 sq.m.) approx.

TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It is recommended that you obtain a professional valuation and floorplan for the property. The floorplan is for illustrative purposes only and should not be used as a guide. The floorplan is for illustrative purposes only and should not be used as a guide. The floorplan is for illustrative purposes only and should not be used as a guide.

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 statements contained in these particulars 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 areas, measurements, floor plans or distances referred to are given only and are not precise. 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.

Scarborough Terrace
, York
YO30 7AW

£240,000



Nestled just beyond Grosvenor Terrace in the popular Burton Stone Lane area of the city is this charming two-bedroom traditional Victorian terrace. Ideally located, it's just a short distance from York District Hospital, York Train Station, and everything our historic city has to offer.

The bright entrance hall leads to the front-facing living room, featuring a generous window and an attractive fireplace as its focal point. Off the hallway is the spacious dining room, flooded with natural light from a large window that offers views of the rear courtyard garden. At the back of the property is a fitted kitchen, complete with an array of wall and base units, providing ample storage and worktop space.

Upstairs, the first floor hosts two well-proportioned bedrooms, with the generous primary bedroom positioned at the front. The accommodation is completed by a stylish three-piece bathroom, featuring a shower and a freestanding bath.

Externally, the property boasts a good-sized rear courtyard, fully enclosed by brick boundaries, offering a private outdoor space.

Offered with no onward chain, this superb property presents an exciting opportunity to update and personalise a lovely period home. Early viewing is highly recommended.

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