



Grange Street , York YO10 4BH

£425,000



A beautifully renovated late Victorian terrace, superbly positioned on one of Fishergate's most sought-after residential streets.

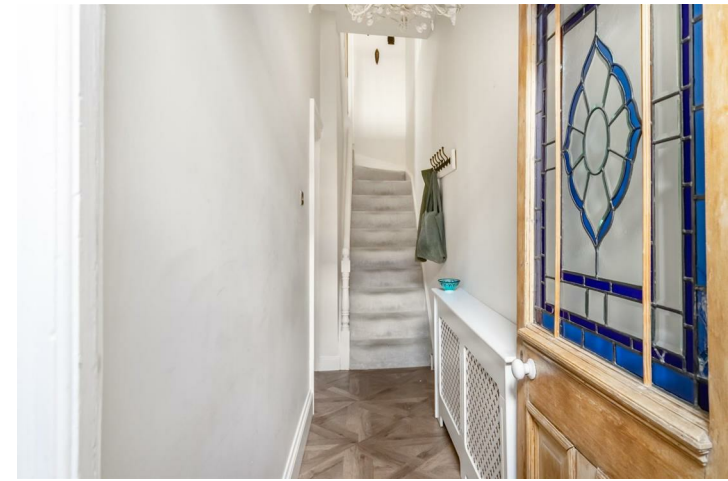
This charming two-bedroom home enjoys a peaceful yet highly convenient setting, just a short walk from the city centre, York railway station, and the River Ouse's scenic riverside paths. Grange Street is ideally placed for access to local shops, green spaces, and some of York's most well-regarded schools, as well as the University of York.

The property is approached via an attractive front garden, south-facing and filled with seasonal colour, including rose bushes and a blossoming cherry tree. Inside, the ground floor is arranged as a bright and generous open-plan living and dining room, with high ceilings, large bay window, French doors to the rear courtyard, and a wealth of period detail including coving, cornices, ceiling roses and two fireplaces – one with a marble surround and modern electric fire. A stylish fitted kitchen sits to the rear, finished to a high standard with granite surfaces, SMEG hob, Lamona oven, and integrated appliances.

Upstairs are two double bedrooms, both retaining original features, with the principal bedroom enjoying views over the front garden and the peaceful street beyond. The bathroom is contemporary in design and well-proportioned, with a shower over a full-sized bath and a pleasant outlook over the rear.

The rear courtyard is colourful and well maintained, a private space to enjoy warmer evenings. This is a rare opportunity to secure a characterful home in a prime location. Early viewing is advised.

Council Tax Band B





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Freehold
Council Tax Band - B

- Recently Renovated To High Specification
- Energy Efficient Double Glazing Throughout Including French Doors To Rear Courtyard
- Period Features Throughout
- Close Proximity To River Ouse, York City Centre & York Train Station
- Within Easy Reach Of Amenities, Green Spaces & Top York Schools
- EPC D



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