



Field View , York YO30 6ES

£260,000



Located in the sought after residential area of Clifton, just off Burton Stone Lane, is this beautifully presented two bedroom Victorian terrace. Extended and improved over the years, the property offers a generous courtyard garden, excellent external storage and a wealth of character features, making it an ideal first home. With easy access to York city centre, the train station and further afield via regular bus connections, it will appeal to a wide range of buyers.

Internally, the property opens with a charming front living room featuring bespoke cabinetry, shelving and attractive period details such as deep skirting boards and decorative ceiling cornicing. To the rear lies a stylish open plan kitchen diner, fitted with shaker style units, oak effect worktops and a range of integrated appliances. The chimney breast has been opened to create a characterful recess with an oak mantel and electric fire, adding further warmth and charm. Completing the ground floor is a modern three piece bathroom.

To the first floor are two double bedrooms, with the principal bedroom to the front enjoying wood panelled walls and hard flooring, while the second bedroom overlooks the pretty courtyard garden to the rear.

Externally, the property boasts a spacious and well established courtyard with a variety of mature planting, creating a private and attractive outdoor space. There is also excellent storage in the form of the original brick built store, as well as a converted garage to the rear which benefits from insulation, lighting and power.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band B





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Freehold
Council Tax Band - B

- Period Victorian Terrace
- Two Double Bedrooms
- Open Plan Kitchen Diner
- South Facing Courtyard
- External Storage/Potential For Home Office
- Popular Residential Area
- No Onward Chain
- EPC E



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