Snoths

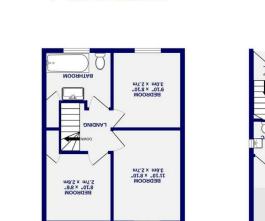
property on behalf of the vendor.

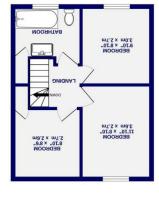
atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the steas, measurements, floor plans or distances referred 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 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

- EbC D
- Access)
- · Converted Loft (With Ladder-Only
 - Off-Street Parking Available
 - Downstairs WC
 - Recently Refurbished Bathroom
 - Three Good-Sized Bedrooms
 - Extended Rear Kitchen Diner
- City Centre Location, Within The Bar Walls
 - · Offered With No Onward Chain

A - bned xeT lionuo Freehold

YOIO 4UR York, Hope Street





1ST FLOOR 376 sq.ft. (34.9 sq.m.) approx.

TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.





2ND FLOOR 161 sq.ft. (15.0 sq.m.) approx.



GROUND FLOOR 453 sq.ft. (42.0 sq.m.) approx.

Hope Street York, YO10 4UR

£375,000



3



This well-presented three-bedroom mid-terrace home is ideally situated within York's historic Bar Walls, offering highly convenient access to the city centre on foot. The property has undergone a significant programme of renovation in recent years, resulting in a modern and spacious interior.

The ground floor layout has been opened up to create a bright and sociable living space, featuring an open-plan design that flows seamlessly from the front sitting area through to the rear. One of the key improvements is a rear extension, which has significantly enlarged the kitchen and dining area, providing ample space for entertaining, family life, or working from home. The kitchen itself is modern and functional, with well-considered fittings, generous worktop space, and plenty of natural light.

Upstairs, the property offers three well-proportioned bedrooms, along with a recently added three-piece bathroom suite. A notable feature is the converted loft room, which provides a fully functional additional space. This room is accessed via a fixed ladder and benefits from natural light, making it suitable for use as an occasional bedroom, study, hobby room, or additional storage.

Externally, the property benefits from off-street permit parking, which is a rarity for homes so centrally located, and a flagged rear yard enclosed on all sides with front-to-back access via side passageway.

Offered with no onward chain and immediate viewing, this property is not to be missed.

Council Tax Band - B



















