



Cumberland Street
City Centre, York
YO1 9SW

Guide Price £300,000



A charming two bedroom period end terrace house situated in the heart of York city centre, offering immediate access to the city's extensive amenities, historic attractions, restaurants, shops and excellent public transport links.

The property has been recently refurbished and is presented in a neutral and contemporary style throughout. On the ground floor, a welcoming living and dining room provides a comfortable and versatile space, recently fitted with new carpeting and ideal for both everyday living and entertaining. To the rear is a smart, well designed kitchen featuring stylish new units and integrated appliances, with direct access to a private paved rear yard. Completing the ground floor is a modern three piece shower room finished with attractive tiling.

To the first floor are two bedrooms comprising a generous master double bedroom and a second single bedroom, both well proportioned for a city centre property and filled with natural light.

The house has previously operated as a successful holiday let and is currently tenanted, offering flexibility for both owner occupiers and investors alike. The property is offered with vacant possession, making it equally appealing as a permanent residence, city base or continued investment opportunity.

An attractive and well located city centre home combining period character with modern refurbishment, positioned just moments from everything York has to offer.

Council Tax Band C





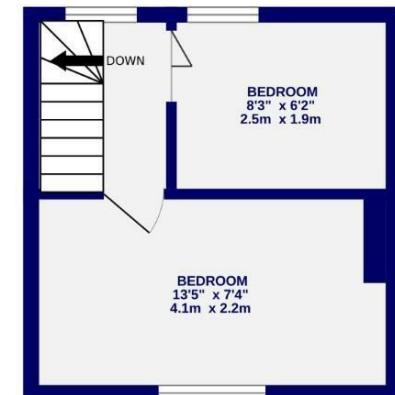
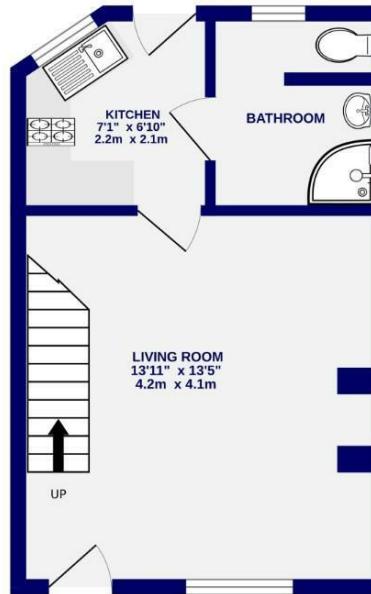
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Freehold
Council Tax Band - C

- End Terrace House
- Two Bedrooms
- Previously A Holiday Let
- Period Features
- Rear Courtyard Garden
- City Central Location
- EPC TBC

GROUND FLOOR
276 sq.ft. (25.6 sq.m.) approx.

1ST FLOOR
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA: 460 sq.ft. (42.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested to determine as to their operability.
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