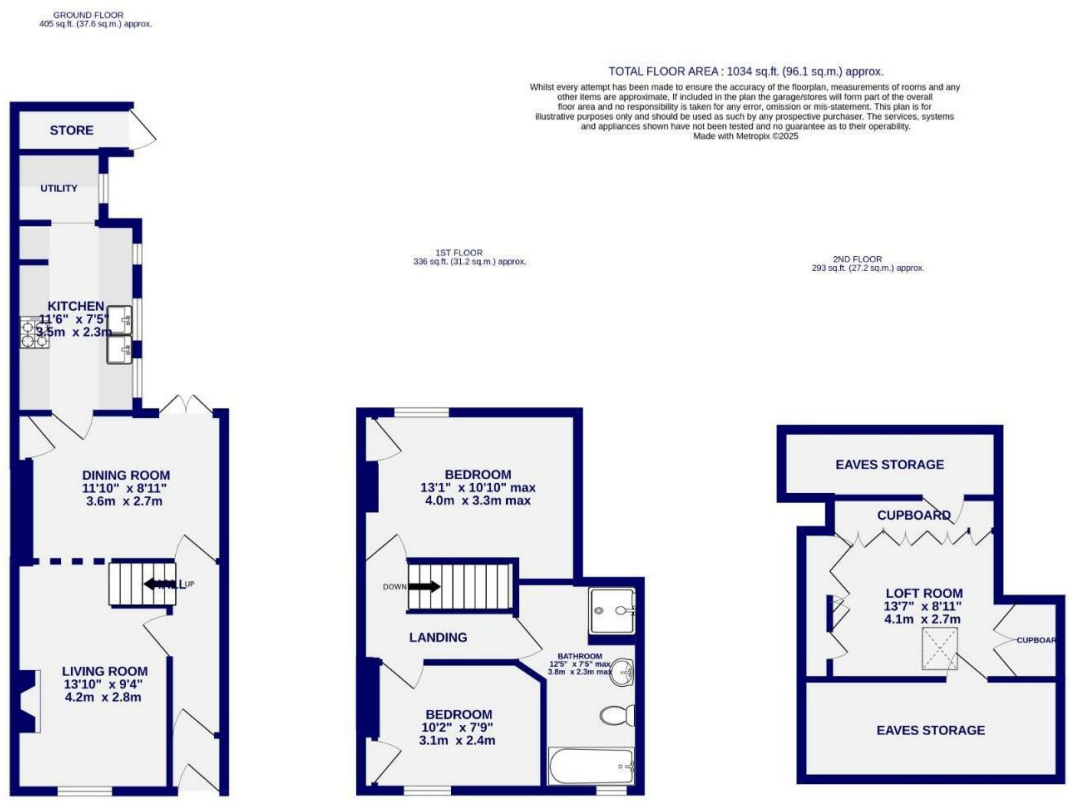
Abbey Street
Off Bootham, York
YO30 6BG

Freehold
Council Tax Band - B

- Immaculately Presented Victorian Terrace With Period Features Throughout
- Short Distance From York City Centre, Train Station & Clifton Green
- Well Presented West Facing Courtyard
- Two Bedroom Mid Terrace Home
- First Floor Four Piece Bathroom
- Loft Store Room
- EPC D



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Offers Over £375,000

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An immaculately presented two bedroom mid terrace home, this property combines the charm of original Victorian features with high quality modern updates. Renovated over the years with exceptional care and attention to detail, it offers stylish living in one of York's most sought after locations, just a short distance from the city centre, Clifton Green, Clifton Ings and the train station.

Stepping through the entrance vestibule with its beautiful stained glass door, the hallway offers original coat hooks, plaster corbels and run cornice. To the front, the cosy yet spacious lounge features a contemporary gas fire, while clever design has opened the room into the dining area, replacing the original partition with bespoke shelving. This creates a wonderful sense of light and space while retaining the option of privacy with fitted blinds. The dining room, complete with French doors to the courtyard and original Victorian cupboards, is ideal for entertaining. At the rear, the stylish kitchen is fitted with a range of wall and base units, integrated appliances and solid wood worktops, flowing into a useful utility area with matching cabinetry.

Upstairs, there are two generous double bedrooms. The principal bedroom showcases an original open fireplace and Victorian cupboard, while the character continues with beautifully restored floorboards throughout the first floor. From the landing, a pull-down ladder gives access to a loft store room, fitted with practical storage units yet still retaining eaves space. Completing the accommodation is a modern four piece bathroom.

Outside, the private west-facing courtyard is neatly decked and enclosed by brick boundaries, creating a lovely spot for relaxing or dining outdoors.

Sure to be popular on the open market due to its size, location and presentation, early viewing is highly recommended.

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