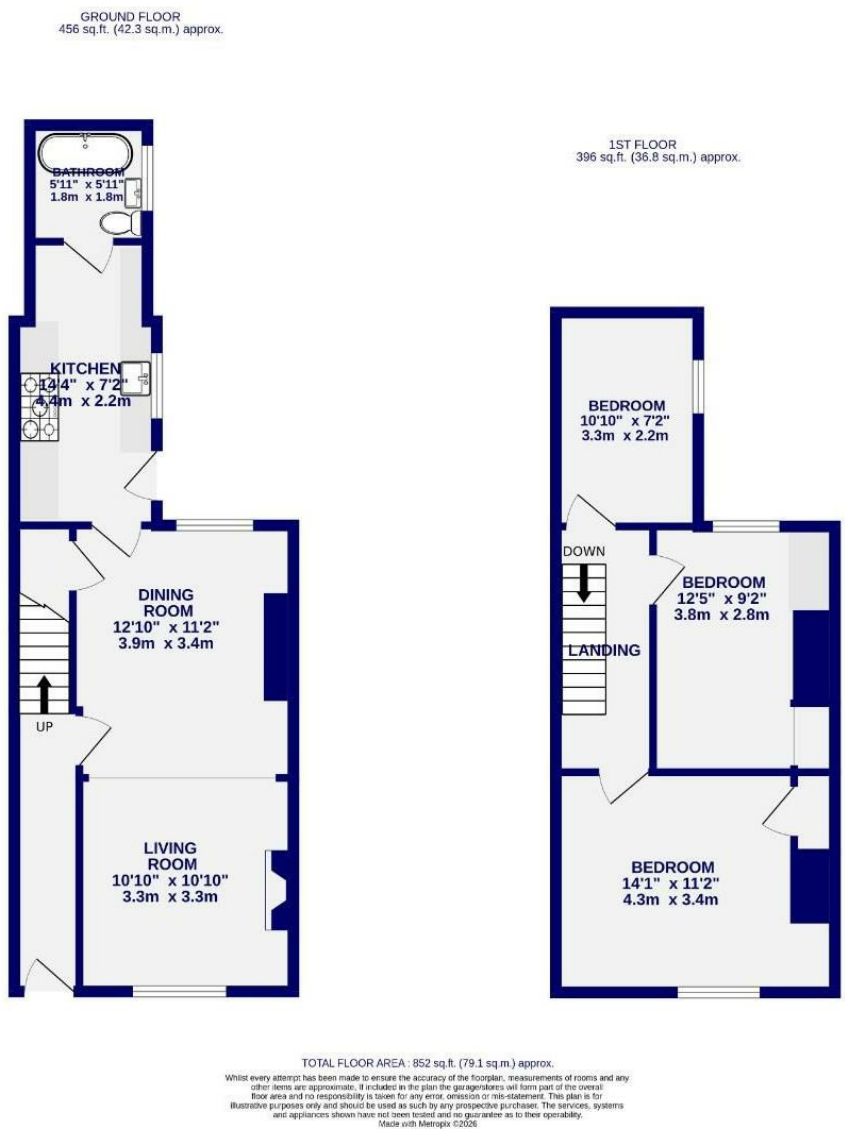
Balfour Street
Off Leeman Road,
YO26 4YU

Freehold
Council Tax Band - B

- Fore Courted Period Terrace House
- Three Bedroom
- Open Plan Living/ Dining Room
- Modern Kitchen & Bathroom
- Period Features
- Courtyard Garden
- EPC D



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Balfour Street
Off Leeman Road, York
YO26 4YU

£240,000

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A beautifully presented three bedroom period terrace situated in the ever popular area of Holgate, offering easy access to York city centre and railway station, both within a pleasant walk of the property. Ideally suited for first time buyers, professional couples or families, the home combines charming character with modern fittings throughout.

Internally the property is entered via a welcoming Victorian tiled entrance hallway leading through to a spacious open plan lounge and dining room, creating an excellent entertaining and living space. The lounge to the front benefits from a large window allowing plenty of natural light, whilst the dining area offers useful understairs storage and views over the rear courtyard.

To the rear of the property is a beautifully presented fitted kitchen featuring shaker style wall and base units, integrated appliances, Belfast sink and tiled flooring, together with access onto the rear courtyard. The ground floor bathroom is fitted with a modern three piece suite with shower over bath.

To the first floor are three well proportioned bedrooms, including two generous double bedrooms both with built in storage, together with a third bedroom which offers flexibility as a nursery, dressing room or home office.

Externally the property benefits from a gated forecourt to the front, whilst to the rear is an enclosed courtyard with gated rear access and a useful brick outbuilding with power, lighting and housing the Ideal combination boiler.

Situated within easy reach of the city centre via riverside walks, the property also benefits from a range of nearby amenities, popular schooling and excellent transport links.