



BAKER STREET, YORK

45 Baker Street, York, North Yorkshire, YO30 7AY

PETER
MOODY
& COMPANY

BAKER STREET, YORK

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- Terraced House
- 2 Bedrooms
- First Floor Bathroom
- Through Lounge/Dining Room
- Modern Kitchen
- West Facing Courtyard
- No Onward Chain

York City Centre 1 mile. Leeds 26 miles. York Railway Station 1 mile

Description

A Victorian terraced house offering well-proportioned accommodation laid out over two floors. To the ground floor a door leads from the Entrance Vestibule to a Through Lounge/Dining Room with feature fireplace, stair to the first floor and further door through to the Kitchen. Here there are a range of modern units and a door out to the west facing rear courtyard. On the first floor are two bedrooms and a bathroom with modern white suite. The house benefits from UPVC double glazing and gas central heating and is offered for sale with no onward chain.

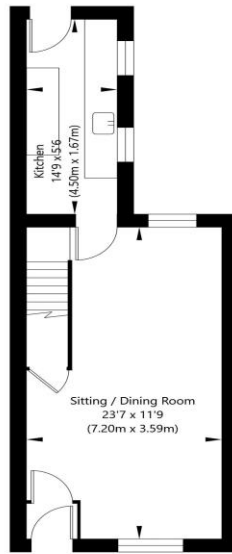
Location

Baker Street lies within the Burton Stone Lane area of York, one of the most popular areas of the city for first time buyers and investors. There are an excellent range of shops within close walking distance and easy access to the city centre, hospital and Nestle Rowntree site. Regular buses operate from the area and York railway station is only one mile to the south.

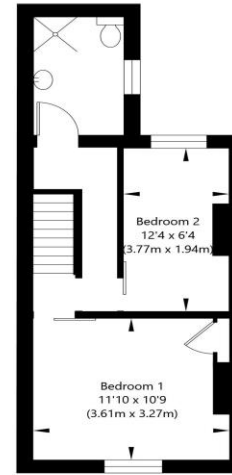
£240,000



FLOOR PLANS



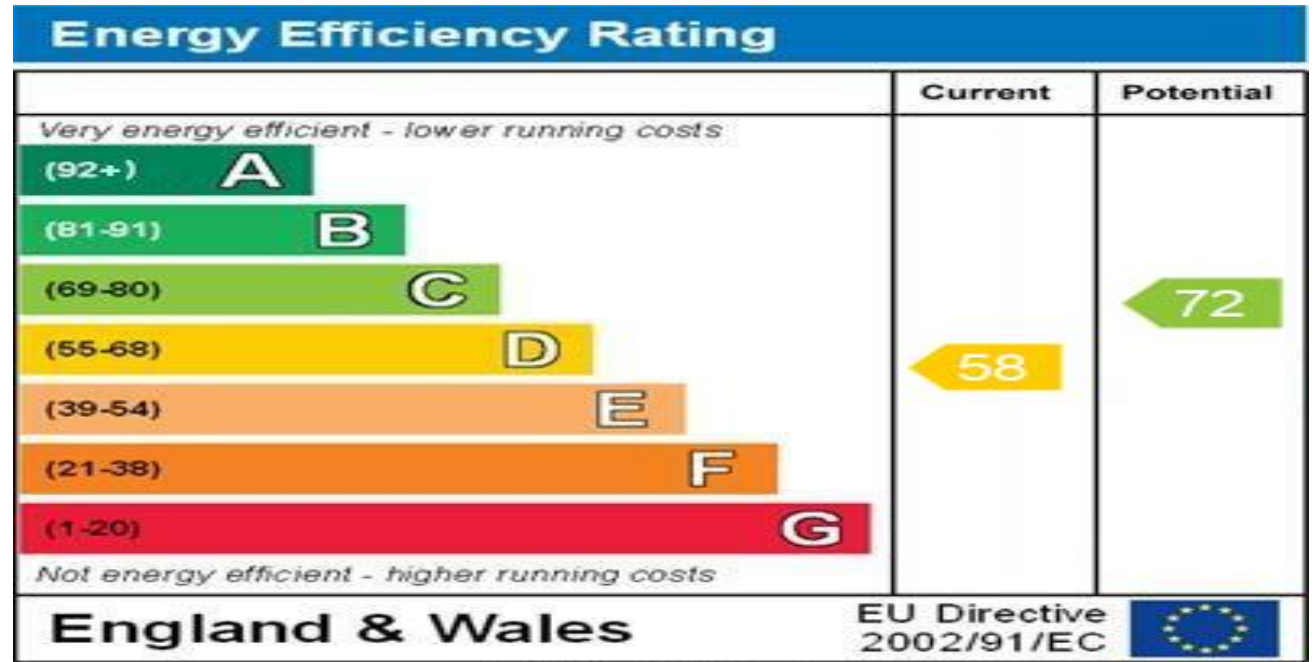
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 365 SQ FT / 33.86 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 333 SQ FT / 30.97 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 698 SQ FT / 64.83 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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