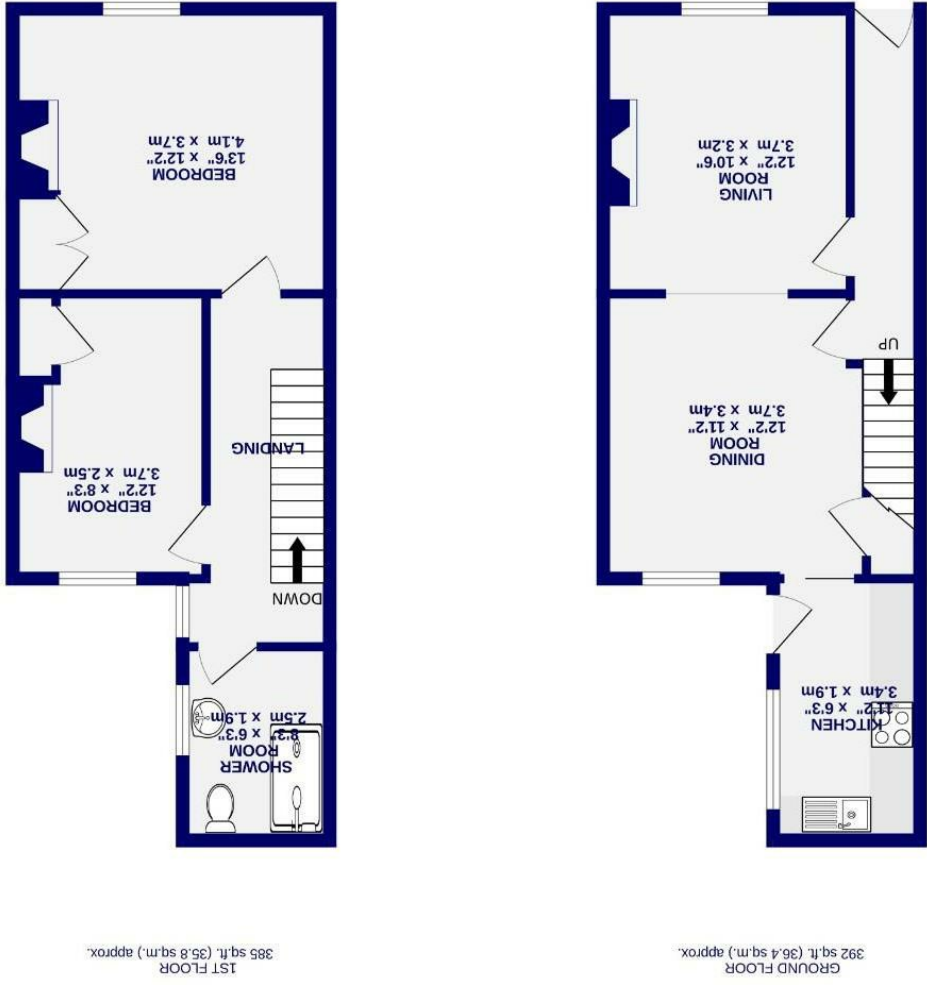


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While every effort has been made to ensure the accuracy of the layout, measurements of rooms and other areas are approximate. It is advised that the purchaser should verify the area and the boundaries of the property and any fixtures and fittings. The purchaser should also verify the condition of the property and any fixtures and fittings. The purchaser should also verify the condition of the property and any fixtures and fittings. The purchaser should also verify the condition of the property and any fixtures and fittings.



- Period Terrace Home
- Two Bedrooms
- First Floor Bathroom
- Sought After Residential Area
- New Kitchen & Bathroom
- Enclosed Courtyard
- No Onward Chain
- EPC D

Freehold  
Council Tax Band - B

Filey Terrace  
Burton Stone Lane,  
YO30 7AP



# Filey Terrace

Burton Stone Lane, York  
YO30 7AP

£270,000



Located in the highly sought-after residential area of Burton Stone Lane, just off Bootham, this charming period townhouse enjoys a wealth of original features and is conveniently positioned within walking distance of both York city centre and York Hospital. Previously a successful rental property, the home now presents an excellent opportunity for first-time buyers and buy-to-let investors alike.

Internally, the property is entered via a spacious entrance hall, a rare feature for homes of this style and location, which leads through to an impressive reception and dining room. Rich in character, this elegant space showcases a range of period details including picture rails, deep skirting boards, original internal doors and a wood-burning stove, creating a warm and inviting focal point within the dining area. Positioned to the rear is the recently updated kitchen, fitted with attractive sage green shaker-style wall and base units, complementary work surfaces, integrated appliances and space for freestanding white goods.

To the first floor, a generous landing provides access to two well-proportioned double bedrooms, with the principal bedroom situated to the front elevation and benefiting from particularly generous dimensions. The accommodation is completed by a stylish and contemporary three-piece shower room, finished with sympathetically chosen tiling in keeping with the character of the home.

Externally, the property features an enclosed rear courtyard with traditional brick boundaries, attractive herringbone tiled flooring and a number of useful outbuildings offering excellent storage potential or scope for conversion, subject to the necessary permissions. To the front is on-street non-permit parking.

Offered for sale with no onward chain, early viewing is highly recommended to appreciate the character, location and potential this home has to offer.

\*A selection of rooms have been dressed using AI for illustrative purposes.\*

