



St. Pauls Terrace York YO24 4BL

£210,000



--- THIS PROPERTY HAS BEEN SOLD, SUBJECT TO
CONTRACT PRIOR TO MARKETING ---

Located on the highly sought-after St Pauls Terrace in Holgate, York, is this charming two-bedroom mid-terrace cottage, offered with no onward chain and presenting a fantastic opportunity for buyers looking to create their ideal home. Situated within easy reach of York Railway Station, the city centre, and a variety of local amenities, this property combines period character with the potential for modernisation.

This home retains its historic charm and high ceilings throughout, providing a wonderful sense of space and character. The property does require updating, offering a buyer the chance to personalise and enhance the accommodation to their own taste.

Internally, the ground floor comprises a vestibule leading into the living room, which features high ceilings, a focal fireplace, and built-in cupboards either side. This flows into the dining area with views over the courtyard, and onwards to the galley-style kitchen, which provides direct access to the enclosed rear courtyard.

To the first floor, there are two bedrooms, with the primary positioned at the front of the home. The shower room and WC are located to the rear, completing this level.

Externally, the property benefits from an enclosed rear courtyard, ideal for outdoor entertaining or gardening. There is also potential to extend, subject to planning permission, further enhancing the home's appeal.

A rare opportunity on St Pauls Terrace, this property is perfect for buyers looking to add value, bring their vision to life, and create a stylish, character-filled residence in a highly desirable location. Early viewing is strongly recommended to fully appreciate the potential on offer.



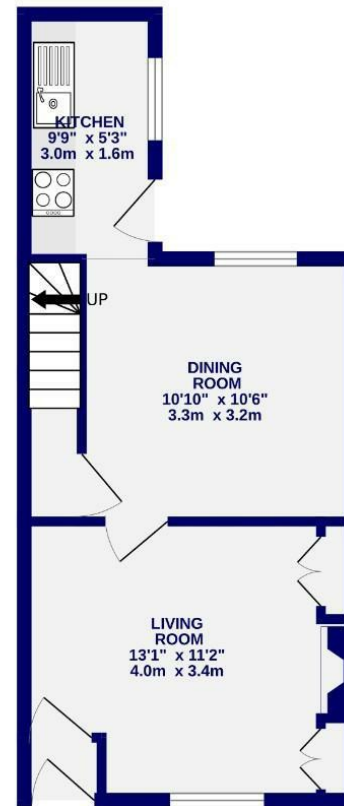


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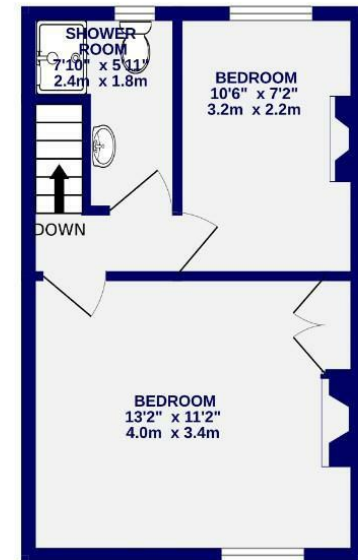
Freehold
Council Tax Band - B

- Exciting Renovation Project
- Traditional Mid-Terrace Home
- Two Bedrooms
- High Ceilings
- No Onward Chain
- Galley Kitchen
- First Floor Shower Room & WC
- Sought After Location
- Enclosed Rear Courtyard
- EPC D

GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 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. It is included in the plan the garage/porches 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 and no guarantee as to their operability.
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