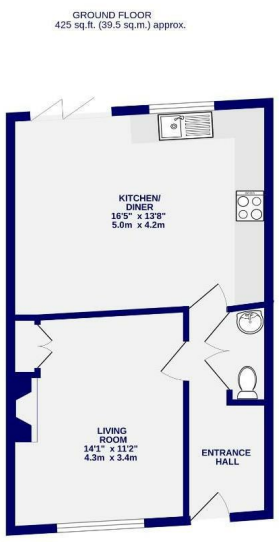
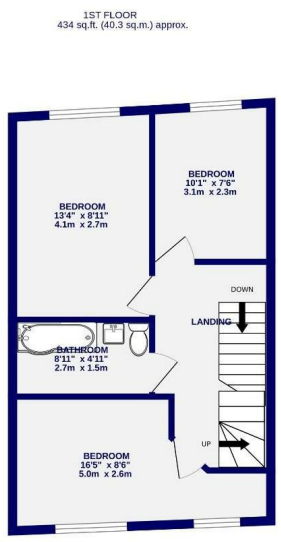


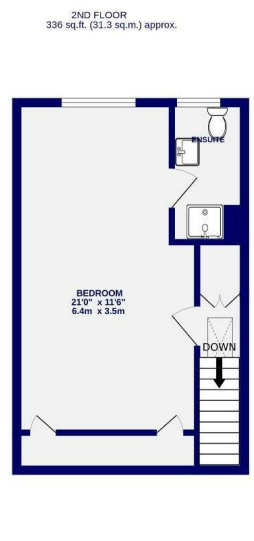
Sutherland Street
, York
YO23 1HG

Freehold
Council Tax Band - B

- Superb Traditional Four Bedroom Home
- Three Floors Of Spacious Living
- Popular Residential Area South Bank
- Open Plan Family Kitchen Diner
- Ground Floor WC
- Original Features And Character Throughout
- Top Floor Master Bedroom With Ensuite
- Stylish First Floor House Bathroom
- Private South Facing Courtyard
- EPC TBC







TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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. If included in the plan the garage/stores 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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Sutherland Street
, York
YO23 1HG

£450,000

4 2

Welcome to this exceptional traditional four-bedroom home, perfectly located in the popular South Bank area, just south of York. Spread over three floors, this striking property is full of original character and charm, combining period features with a modern, family-friendly layout. The home enjoys a private south-facing courtyard overlooking the local primary school and is within walking distance of Bishopthorpe Road's shops, cafes, and restaurants, the train station, and the city centre, making it ideal for families and professionals alike.

Inside, a bright and welcoming entrance hall sets the tone, leading to a spacious living room with a large bay window, log burner, wood flooring, and original built-in cupboards. The open-plan family kitchen diner is the heart of the home, blending traditional style with modern convenience. It features bi-fold doors opening onto the courtyard garden, providing a wonderful sense of light and space, perfect for entertaining or family life. A downstairs WC completes the ground floor.

The first floor offers three generous bedrooms, all filled with natural light, and a stylish house bathroom with vibrant yellow features that add character, including a shower over the bath. The top-floor master bedroom spans the full depth of the property and includes an ensuite shower room, offering a luxurious private retreat with ample space for wardrobes and additional furniture.

Externally, the rear courtyard garden is private, with an open aspect providing a sense of space and tranquility. The property is finished to a high standard throughout, retaining its original features while offering all the comforts of modern living.

This is a superb and rare four-bedroom home in South Bank, ideal for families seeking a home with style, charm, and character. With its prime location, excellent finish, and versatile living spaces, this property is sure to attract early interest. Viewing is highly recommended to fully appreciate all it has to offer.



















