

N A I S H

ESTATE AGENTS



YORK
EST. 1939



46 Albemarle Road , York, YO23 1ER

Situated close to the picturesque Little Knavesmire, this charming period terraced house combines an abundance of original character with thoughtful modernisation, creating a home that perfectly balances traditional features with contemporary living. Offering two reception rooms, a modern kitchen, a versatile home office and two generous double bedrooms, the property occupies a convenient location with beautiful walks across The Knavesmire and through Rowntree Park, alongside the River Ouse.

£375,000

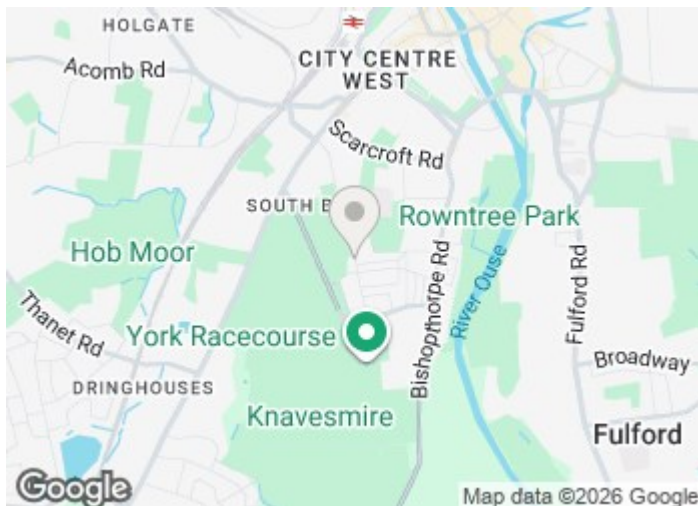
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- Charming period home close to Little Knavesmire
- New sash windows throughout in 2019
- Wealth of original features
- Stylish four-piece bathroom with roll-top bath and walk-in shower
- Immaculately presented and ready to move in
- No onward chain

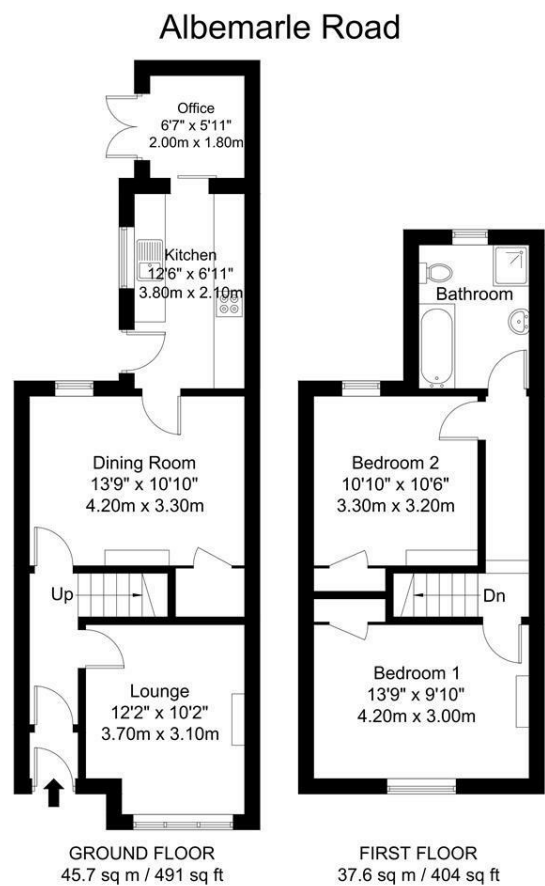
Offer Procedure



Directions



Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 83.3 sq m / 895 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

