



## Cromer Street, York, YO30 6DQ

- No Onward Chain
- Downstairs W.C
- Forecourted Period Terrace
- Council Tax Band B
- Recently Renovated
- Integrated Appliances
- Appliance Warranties and Work Guarantees

**£300,000**



# Cromer Street, York, YO30 6DQ

## DESCRIPTION

A superb recently renovated two-bedroom Victorian terrace, full of character and ideally positioned in a popular residential area just one mile from York's historic city walls.

A private forecourt leads into the entrance hallway, featuring traditional mosaic tiled flooring and stairs to the first floor. To the front sits a bright double reception room with a large bay window and a cosy fireplace, flowing through to the rear dining area.

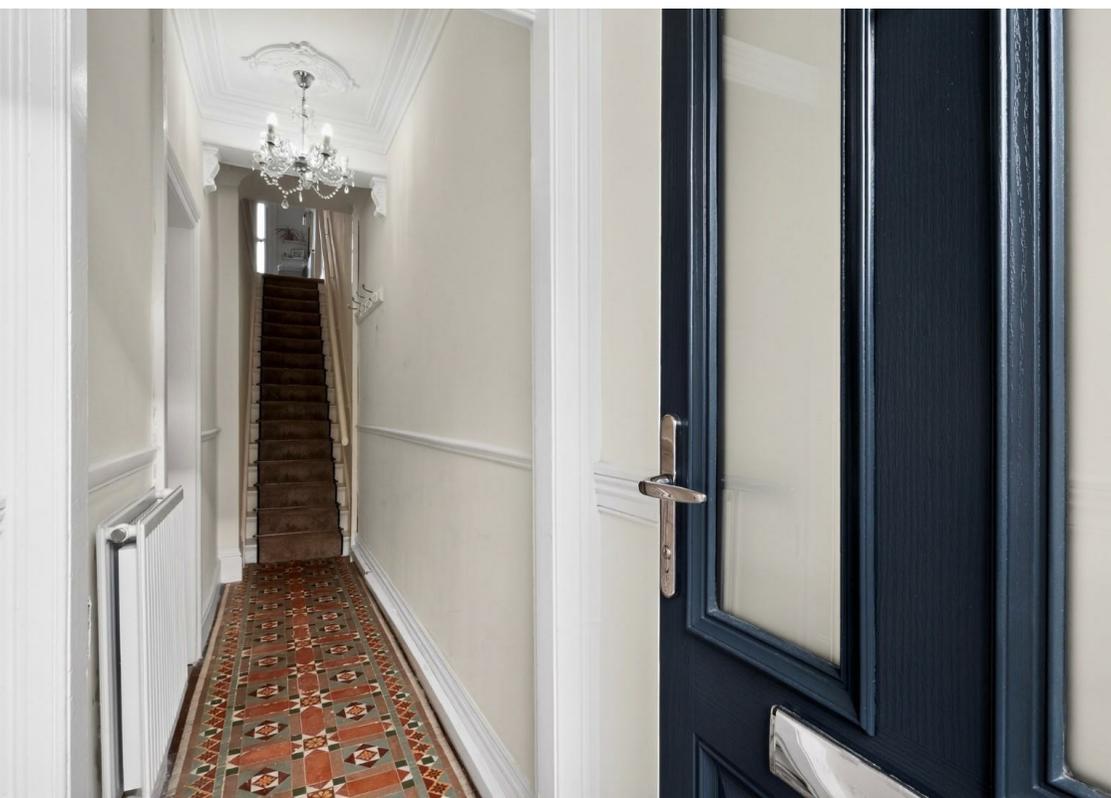
The modern galley kitchen sits at the back of the property, complete with marble-effect worktops, contemporary base and wall units, and a range of integrated appliances. A downstairs W.C. completes the ground floor.

Upstairs, the airy landing leads to two generously sized bedrooms and a stylish three-piece bathroom with shower over bath and a freestanding sink with gold-effect fittings.

Externally, the property enjoys a walled rear courtyard with gated access to the alleyway beyond.

Cromer Street is well placed for the shops and amenities on Burton Stone Lane, and offers convenient access to York City Centre, York Hospital and major transport links — making it an excellent location for professionals and commuters.







Total floor area 85.1 sq.m. (916 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

### Viewings

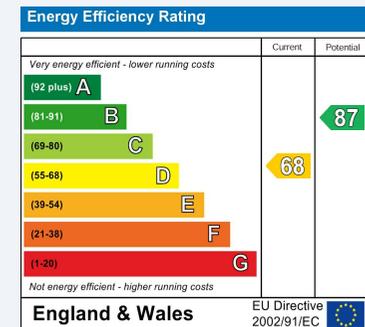
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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