

- Freehold
Council Tax Band - C

2ND FLOOR
251 sq ft. (23.3 sq m.) approx.

1ST FLOOR
431 sq ft. (40.0 sq m.) approx.

GROUND FLOOR
528 sq ft. (49.1 sq m.) approx.

The floor plan shows a central staircase with 'UP' and 'DOWN' directions. The rooms and their dimensions are:

- Bedroom:** 13'11" x 12'0" (4.2m x 3.7m)
- Bedroom:** 13'11" x 8'2" (4.2m x 2.5m)
- Bathroom:** 7'0m x 2'3m
- Kitchen:** 23'1" x 7'5" (7.0m x 2.3m)
- Dining Room:** 13'11" x 10'9" (4.2m x 3.3m)
- Living Room:** 14'2" x 10'5" (4.3m x 3.2m)
- Bedroom:** 19'11" x 12'8" (6.1m x 3.9m)



Alma Terrace
Fishergate, York
YO10 4DJ

£425,000

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Situated in the ever-popular area of Fishergate, this beautifully presented period three bedroom home offers an exceptional blend of character, charm and modern living, all within easy reach of York's historic city centre. Perfectly positioned for riverside walks, Rowntree Park and access across Millennium Bridge, the property also enjoys convenient proximity to the University of York, York railway station and the vibrant amenities of Fulford Main Street. Dating back to the Victorian era, the home retains a wealth of original features, thoughtfully enhanced by tasteful modernisation and a carefully considered extension, creating a versatile and welcoming living space.

The inviting entrance hall leads through to a stunning reception area. To the front, a large bay window bathes the room in natural light, beautifully highlighting the elegant fireplace, hardwood flooring and ornate ceiling corning. A tasteful colour palette enhances the charm and character that flows throughout this wonderful home. The dining area sits to the rear, with light filtering through from the window, and original internal doors continuing the period feel.

The kitchen is an impressive and stylish space, featuring shaker-style wall and base units, quality worktops and decorative tiling that complement the home's character. Beyond the kitchen is a shower room with WC, along with an external door leading out to the courtyard garden.

To the first floor are two generous double bedrooms, each retaining an original fireplace. The stunning décor and soft natural light create a warm and homely ambience, adding to the sense of comfort and tranquillity. A beautifully appointed five-piece family bathroom, complete with corner bath and bidet, is positioned to the rear and offers a wonderful space in which to relax and unwind.

A further staircase leads to the second floor, where an additional double bedroom completes the accommodation, continuing the property's stylish and cohesive finish.

