







21 St. Pauls Terrace  
York, YO24 4BL  
£260,000

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This two-bedroom property is ideally situated in the popular Holgate area, offering a wealth of amenities right on its doorstep and brilliant access to York train station via a handy cut-through towards the top of the street, making it incredibly handy for commuters.

Boasting huge potential for buyers to add their own spin, the property opens into an entrance vestibule, leading through to a spacious open plan lounge/diner. With notably high ceilings, this bright and airy living space benefits from an abundance of natural light, creating a welcoming and versatile environment for both relaxing and entertaining.

The kitchen features ample storage and generous space for appliances. To the rear, a hallway provides access to the garden area and a well-appointed bathroom featuring a three-piece suite.

Upstairs, the property offers a generous double bedroom alongside a second bedroom, both benefitting from fitted storage solutions, maximising practicality and comfort.

Externally, the home enjoys a private rear courtyard, ideal for outdoor seating or low-maintenance gardening.

Offered for sale with no onward chain, this property represents an excellent opportunity for first-time buyers, investors, or those looking to enjoy a well-connected location with strong local amenities.

### Entrance Hallway

### Lounge/Diner

21'11 x 13'4 (6.68m x 4.06m)

### Kitchen

11'3 x 6'7 (3.43m x 2.01m)

### Bathroom

6'11 x 6'7 (2.11m x 2.01m)

### First Floor Landing

### Bedroom 1

12'6 x 12'1 (3.81m x 3.68m)





## Bedroom 2

9 x 9 (2.74m x 2.74m)

### Agents Note

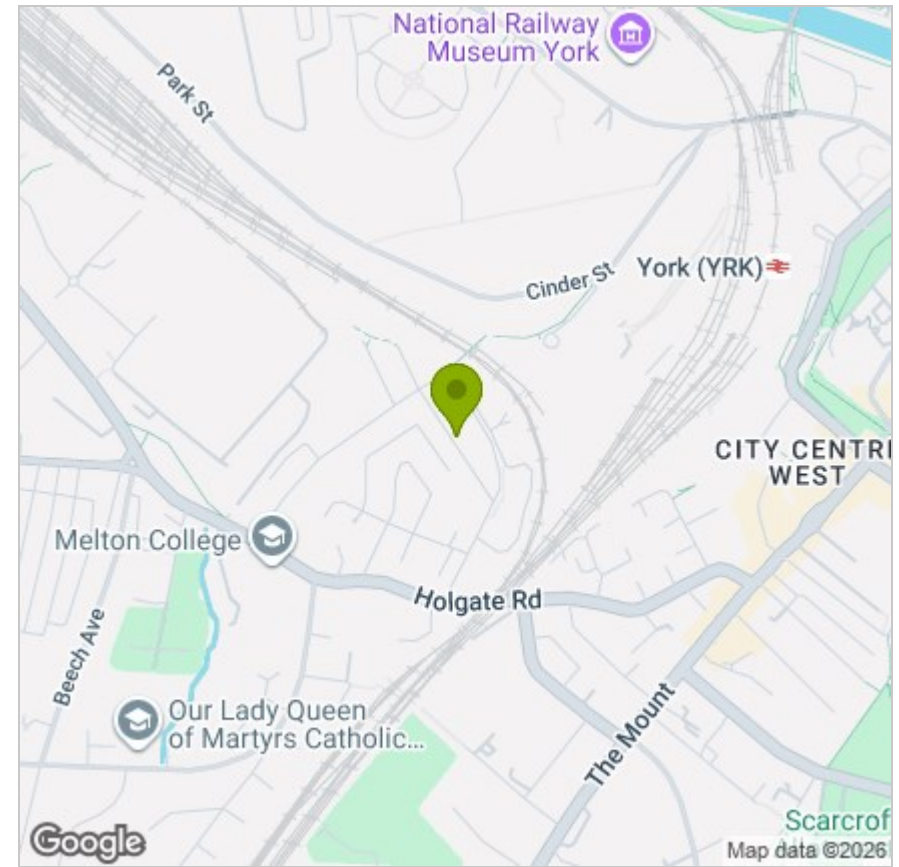
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# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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