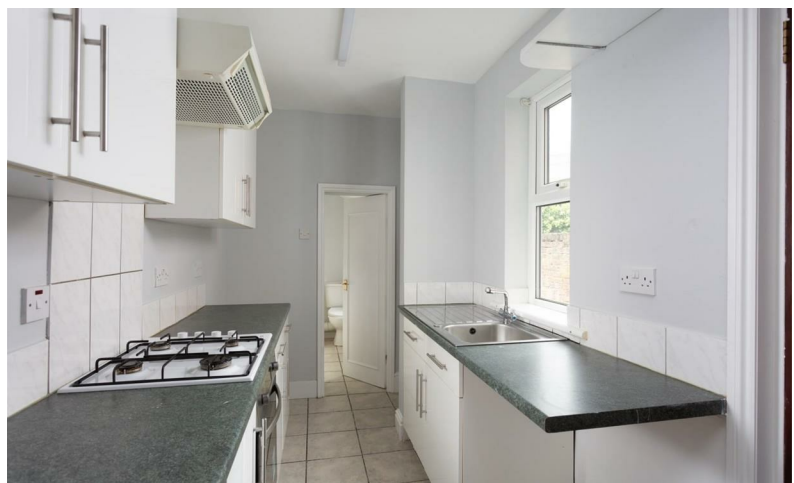


Eldon Terrace, York YO31 8NQ

£290,000

Stephensons
estate agents & chartered surveyors



A well-presented and deceptively spacious period home, offered for sale with no onward chain and ideally positioned within one of York's most convenient and sought-after residential areas, just a short walk from the city centre, York Hospital and York St John University. Offering flexible accommodation across two floors, the property will appeal to a wide range of buyers including professionals, families and investors alike.

Tenure: Freehold
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 1000 Mbps*
 EPC Rating: D - 68
 Council Tax: B - City of York
 Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



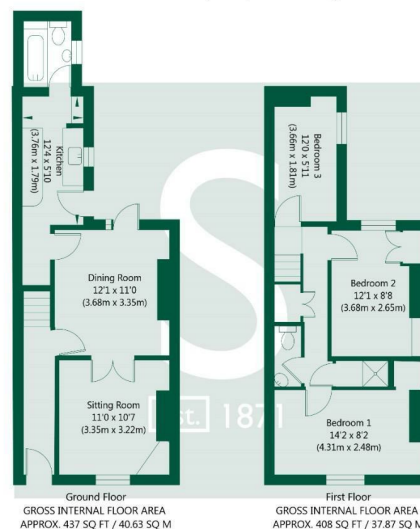
Internally, the property opens via an entrance hallway into a welcoming sitting room positioned to the front elevation, featuring a bay window and good natural light. Beyond lies a separate dining room, creating a versatile second reception space ideal for entertaining, home working or family dining. The layout continues through to a fitted kitchen at the rear, offering a range of wall and base units together with access to the rear courtyard. A ground floor bathroom completes the downstairs accommodation.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a further single bedroom which would also make an excellent nursery or study. The first floor additionally benefits from a separate WC, adding practicality for modern living.

Externally, the property enjoys an enclosed rear courtyard providing low-maintenance outside space together with useful external storage. On-street permit parking is available to the front.

Eldon Terrace is situated within The Groves, a popular and well-established residential area lying just outside York's historic city walls. The location offers exceptional access to the city centre, railway station, local shops, cafés and restaurants, whilst also being ideally placed for York Hospital and the university campuses. Offered to the market chain free, early viewing is strongly recommended.

Eldon Terrace, York, YO31 8NQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 845 SQ FT / 78.5 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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