



Pembroke Street
, York
YO30 7BB

£245,000



Offering an excellent opportunity for first-time buyers, investors, or those seeking a change of scenery, this charming two-bedroom mid-terrace property sits close to the highly regarded Burton Stone Lane area, within a short walk of York city centre.

The location is a real asset, with easy access to a wide range of local amenities including Clifton Moor Shopping Park, well-regarded schools such as Vale of York, and excellent transport links via the A64, providing straightforward routes to Leeds and beyond.

Inside, the accommodation is welcoming and well laid out. A cosy living room to the front is perfect for relaxing evenings, flowing through to a separate dining room, ideal for entertaining or family meals, which in turn leads to a well-equipped kitchen. The bathroom is conveniently positioned off the kitchen on the ground floor.

Two generously proportioned bedrooms occupy the first floor. The master bedroom benefits from additional space to the rear, offering exciting potential to create an en-suite bathroom, subject to the necessary planning permissions.

A low-maintenance rear courtyard completes the outside space.

Combining a desirable location with well-balanced accommodation and future potential, this is a fantastic opportunity to step onto the property ladder or add to an investment portfolio in one of York's most popular residential areas.

A selection of rooms have been dressed using AI for illustrative purposes.

Council Tax Band B

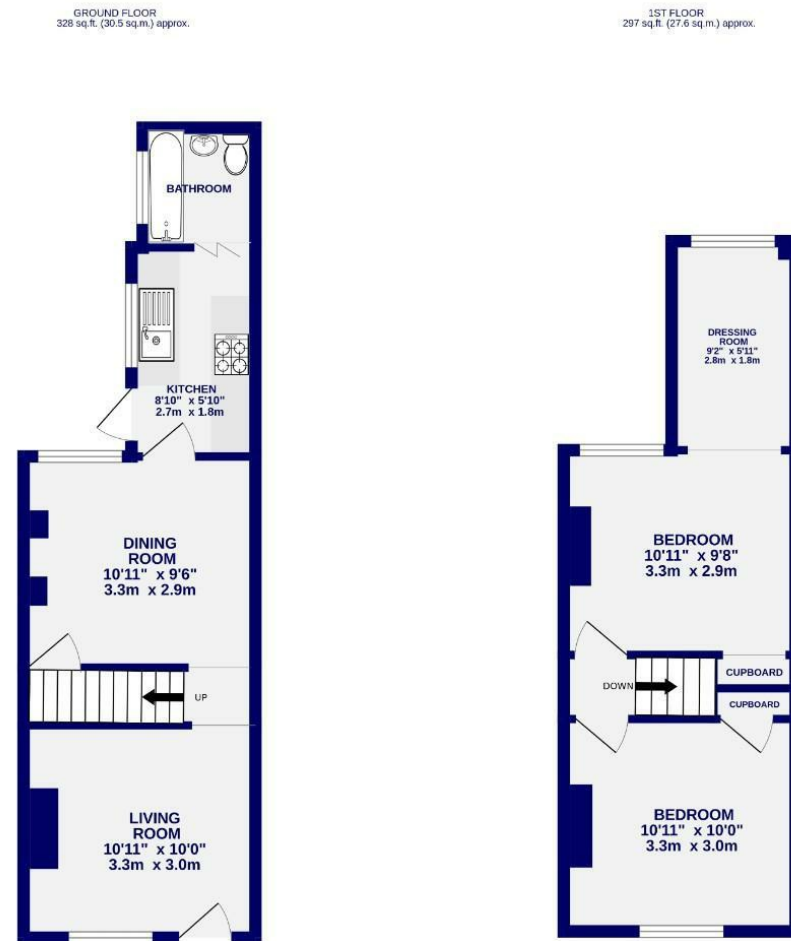




Pembroke Street , York YO30 7BB

Freehold
Council Tax Band - B

- Offered With No Onward Chain
- Charming Two-Bedroomed Terrace Property
- Potential For Development (STPP)
- Walking Distance To City Centre & Train Station
- Close To Commuter Routes
- EPC - C



TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garages/sheds will form part of the overall floor area 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.
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