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South Bank Avenue  
South Bank, York  
YO23 1DP

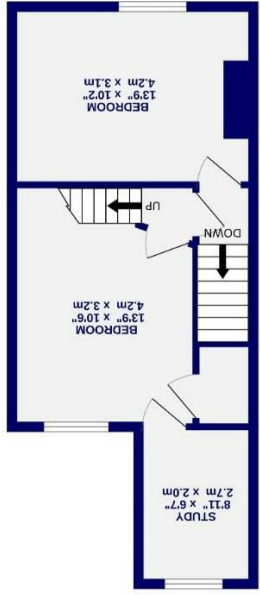
Freehold  
Council Tax Band - B

- Period Terrace House
- Three Bedrooms & Study
- Period Features
- No Onward Chain
- Sought After Location
- In Need Of Cosmetic Updating
- EPC C

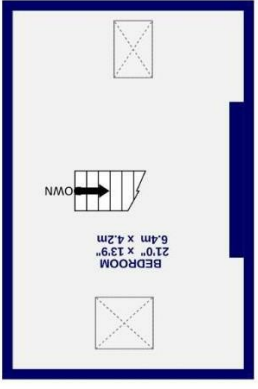
While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and other areas and appliances, it is recommended that you verify the accuracy of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Measurements are given to the nearest millimetre.



GROUND FLOOR  
389 sq ft. (36.2 sq m.) approx.



1ST FLOOR  
382 sq ft. (35.5 sq m.) approx.



2ND FLOOR  
282 sq ft. (26.2 sq m.) approx.

TOTAL FLOOR AREA: 1053 sq ft. (97.8 sq m.) approx.



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£300,000



A traditional three bedroom terrace set within the highly sought after South Bank area of York, just a short distance from the excellent range of cafés, shops and restaurants on Bishopthorpe Road and within easy reach of the city centre and railway station. Offered for sale with no onward chain, the property presents an excellent opportunity for a range of purchasers.

Situated in one of York's most desirable residential locations, the property offers convenient access to local amenities, well regarded schools and regular transport links, making it an ideal purchase for both owner occupiers and investors.

The accommodation is entered through a front entrance hallway which leads into a comfortable living room positioned to the front of the property. This welcoming space features a gas fire creating an attractive focal point, along with a distinctive stained glass window opening through to the kitchen.

To the rear of the property is a dining kitchen fitted with a range of units and work surfaces with a built in cooker and extractor. The room offers space for a dining table and benefits from French doors opening out onto the rear courtyard garden, allowing natural light to fill the space.

Completing the ground floor is a bathroom incorporating a bath with shower over, wash basin, WC and a useful utility area.

To the first floor are two well proportioned double bedrooms. From the rear bedroom there is access to a separate study which provides a useful workspace or additional storage area.

A staircase leads to the third bedroom which benefits from building regulations granted in 1995, creating a versatile additional bedroom space.

Externally the property benefits from a rear courtyard garden with a useful store, providing a low maintenance outdoor area.

Council Tax Band B.

