



# Count De Burgh Terrace South Bank, York YO23 1HH

£350,000



Located in the sought-after and ever-popular area of South Bank, just south of York City Centre, is this beautifully presented three-bedroom semi-detached home, ideally positioned within walking distance of Bishopthorpe Road and the scenic green spaces of York Racecourse. Thoughtfully updated by the current owners, the property offers stylish and welcoming accommodation that would suit first-time buyers and families alike, and is expected to generate strong interest.

Internally, the property opens into an entrance hall leading through to the elegant reception room at the front of the home. Featuring exposed wooden floorboards, ornate ceiling coving, bespoke built-in cabinetry and a woodburning stove, this space strikes the perfect balance between bright and cosy, enhanced by the large front-facing window. To the rear sits the well-appointed fitted kitchen, offering an array of shaker-style wall and base units with contrasting black fixtures and fittings. Integrated appliances include a gas hob, electric oven and fridge freezer, with additional space for freestanding appliances. The under-stairs cupboard has been cleverly converted into a useful utility, with plumbing and power for a washer machine or combi washer/dryer, with shelving for additional storage.

To the first floor are three well-proportioned bedrooms, two comfortable doubles and a third that would make an ideal single bedroom, nursery or home office. The accommodation is completed by a neutral three-piece family bathroom.



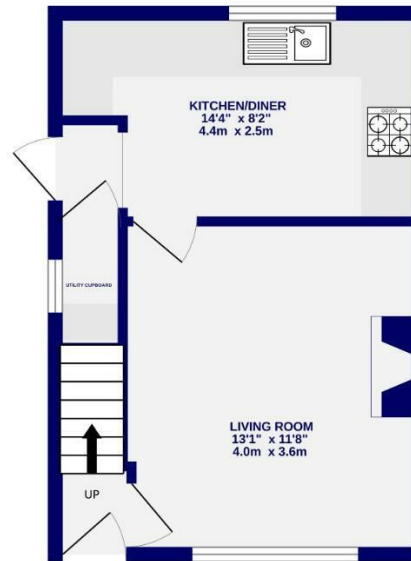


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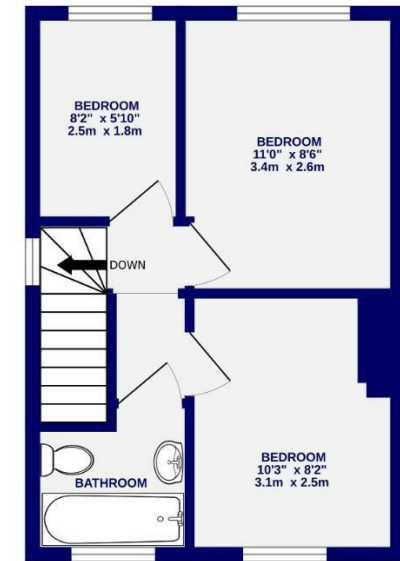
Freehold  
Council Tax Band - B

- Traditional Semi Detached House
- Three Bedrooms
- Enclosed Rear Garden
- Updated By Current Owner
- Popular Residential Area
- Sure To Be Popular On Open Market
- Beautifully Presented Throughout
- EPC D

GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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 garage/shed 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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