



Ashtons

Newborough Street, York, YO30 7AS

# Newborough Street York YO30 7AS

£285,000



A much-loved home for over 60 years, this immaculately presented two bedroom traditional mid-terrace is situated just off Bootham, within one of York's most desirable residential areas.

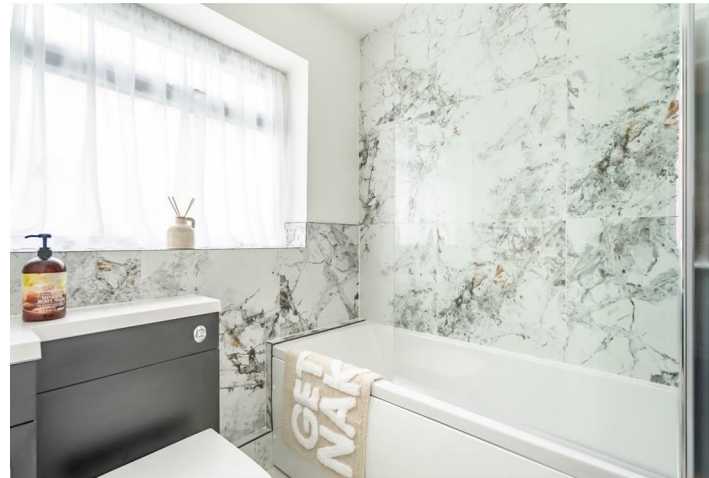
Perfectly positioned within walking distance of York city centre, the hospital and the railway station, the property also benefits from easy access to a variety of local amenities, riverside walks, well-regarded eateries and all that our historic city has to offer, making it an ideal purchase for both residential buyers and investors alike. Wider than many similar homes on the street, the property is deceptively spacious and offers a wonderful blend of character, charm and modern living.

It is immediately apparent upon entering that an exceptional level of care and attention has gone into the comprehensive refurbishment of this delightful home, thoughtfully retaining many period features throughout. The welcoming entrance hall leads through to the elegant living/dining room, featuring a focal fireplace and creating a warm and inviting space for entertaining and family gatherings.

Positioned to the front of the property is the cosy living room, ideal for relaxing evenings and a peaceful retreat, in front of a feature fireplace and fire.

Off the dining room is the true highlight of the home, the stunning newly fitted kitchen, beautifully finished in warm green and wooden tones. Thoughtfully designed with excellent storage and workspace, the kitchen also features a stylish opening through to the dining area, enhancing the sociable feel of the home. A door leads directly out to the courtyard garden, while beyond the kitchen is a newly fitted contemporary three-piece bathroom (incorporating both a bath and shower) finished to a high modern standard.

To the first floor are two generous double bedrooms, both benefitting from high ceilings and the original decorative cast iron fireplaces, further adding to the charm and character of the property.

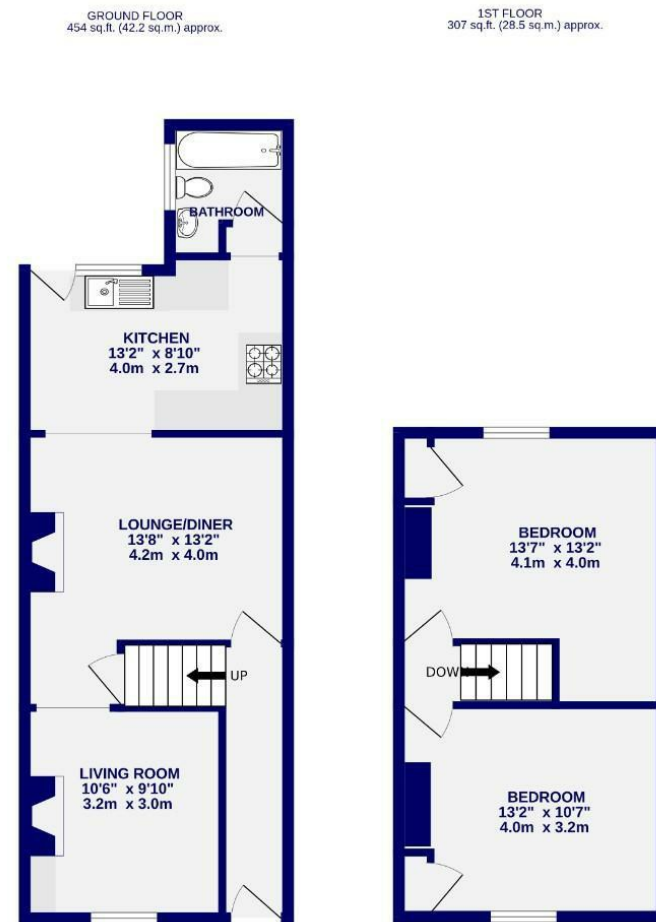




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Freehold  
Council Tax Band - B

- Fully Refurbished Turn Key Period Home
- Two Generous Double Bedrooms
- Deceptively Spacious Wide Mid Terrace
- Sought After Bootham Location
- Walking Distance To York City Centre
- Stunning Newly Fitted Kitchen
- Character Features Throughout
- Stylish, Newly Fitted, Modern Three Piece Bathroom (Incorporating Both Bath & A Shower)
- Private Walled Courtyard Garden
- EPC D



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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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