


Ashtons

Kensington Street, South Bank, York, YO23 1JA

# Kensington Street
# South Bank, York
# YO23 1JA

## Offers Over £260,000

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Situated within the highly sought-after South Bank area of York, this beautifully presented period terrace enjoys an enviable location just a short walk from York city centre, the railway station and the vibrant range of independent cafés, restaurants and amenities found along Bishopthorpe Road. Well regarded schools, Rowntrees Park and excellent transport links further enhance the appeal of this desirable location.

The property has been thoughtfully renovated throughout to create a light and elegant interior, successfully blending contemporary finishes with the character of a traditional York terrace. At the heart of the home is a beautifully appointed kitchen, featuring integrated appliances, generous worktop space and a sleek contemporary finish. New flooring flows throughout the property, complemented by a fresh neutral décor and replacement uPVC windows, resulting in a bright and cohesive living environment. A useful under-stairs storage cupboard provides practical everyday storage.

To the first floor are two good-sized bedrooms, both offering comfortable and versatile accommodation. The well-appointed bathroom features elegant marble-effect tiling, a contemporary white suite and shower over the bath. Every aspect of the renovation has been carefully considered, resulting in an immaculately presented turnkey home ready for immediate occupation.

Externally, the property enjoys a low-maintenance enclosed courtyard, providing an attractive outdoor space for relaxing or entertaining.

A thoughtfully renovated home in one of York's most desirable residential locations. Early viewing is highly recommended.

















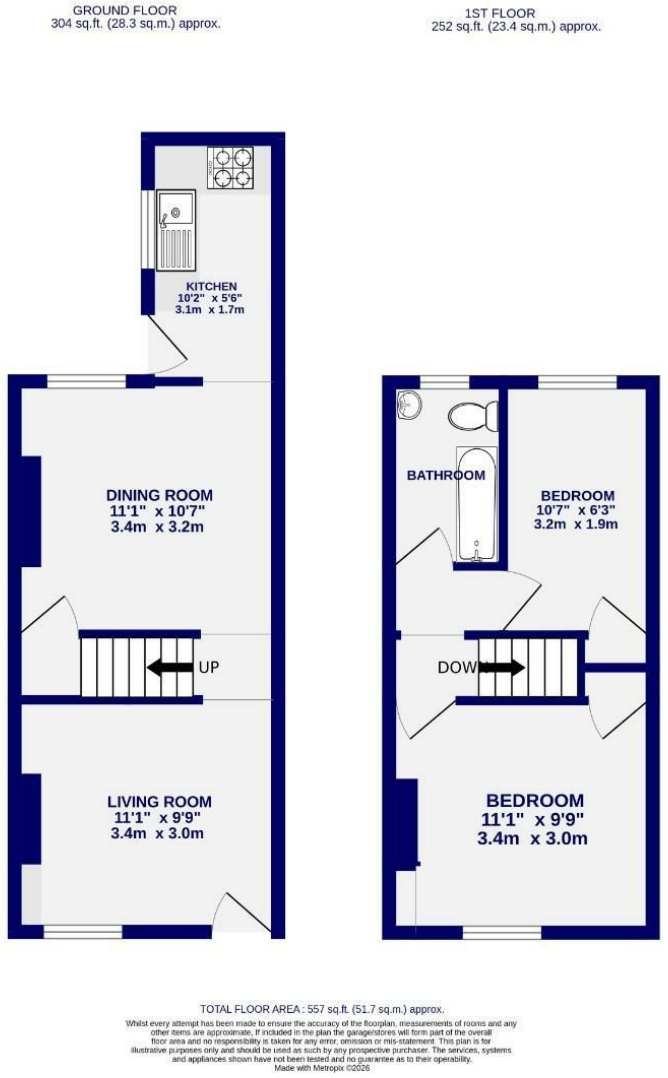




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## Freehold
## Council Tax Band - B

- Charming Two Bedroom Mid Terrace
- Two Generous Double Bedrooms
- Contemporary Fitted Kitchen
- Recent Modernisation
- Stylish Family Bathroom
- Close To Bishopthorpe Road
- Free On Street Parking
- EPC D




Important notice: In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute parts of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Ashtons

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