



# Earlsborough Terrace

, York

YO30 7BQ

£600,000

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A well-positioned period townhouse in a sought-after riverside setting, just off Marygate and moments from Museum Gardens, with easy access to the city centre and just a short walk to York Railway Station.

While the property retains its traditional appearance externally, the interior has been comprehensively updated to provide a clean, consistent and practical living environment. The result is a house that combines the character of its setting with the ease and reliability of a modern interior, ready for immediate occupation.

Set over three floors, the accommodation is well-balanced and straightforward, avoiding the compromises often associated with properties of this type. The ground floor includes a bright front reception space with bay window and river views, with a small number of original features retained. To the rear is an open-plan living and dining area with access to the courtyard, alongside a recently fitted kitchen with integrated appliances, leading to a cloakroom and utility space.

The upper floors offer five bedrooms arranged over two levels, together with two bathrooms and an en suite shower room, all finished in a clean and consistent style. The overall presentation is cohesive throughout, creating a calm and usable living space without the maintenance demands often associated with more traditional interiors.

Externally, the property benefits from a tiered front garden leading towards the riverside pathway along the River Ouse, and an enclosed rear courtyard with a useful store/workshop.

The terrace comprises a range of individual homes with varying layouts and levels of finish. This property stands out for its balanced accommodation, consistent presentation and the extent of its overall upgrading, and is offered in a condition ready for immediate occupation.

\* Please note a selection of rooms have been dressed using AI for illustrative purposes.\*

