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Walpole Street, York

£220,000

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A well-presented Victorian two-bedroom terrace located on Walpole Street, one of the most convenient residential streets for York Hospital and the city centre. This area is exceptionally popular with medical professionals, first-time buyers and investors thanks to its strong rental demand, excellent walkability and easy access to key transport routes.

The property offers a bright, well-balanced layout across two floors. The ground floor opens into a welcoming hallway leading to a spacious living/dining room, an impressive open-plan space with fireplace and plenty of period features. To the rear is a modern fitted kitchen with good storage and direct access outside, alongside a ground-floor W.C. for everyday convenience.

Upstairs, the first floor features two bedrooms, including a full-width main bedroom and a versatile second double ideal for guests, a nursery or a home office. A contemporary shower room completes the accommodation.

To the rear is a private courtyard with direct access to the rear alley.

Walpole Street sits within a short walk of York Hospital, local shops, supermarkets, cafés, bus routes and cycle links, while York city centre, Foss Bank retail area and the Monkgate/Layerthorpe corridor are all easily accessible. The location offers superb connectivity for commuters, hospital staff and those wanting a highly walkable lifestyle close to the city.

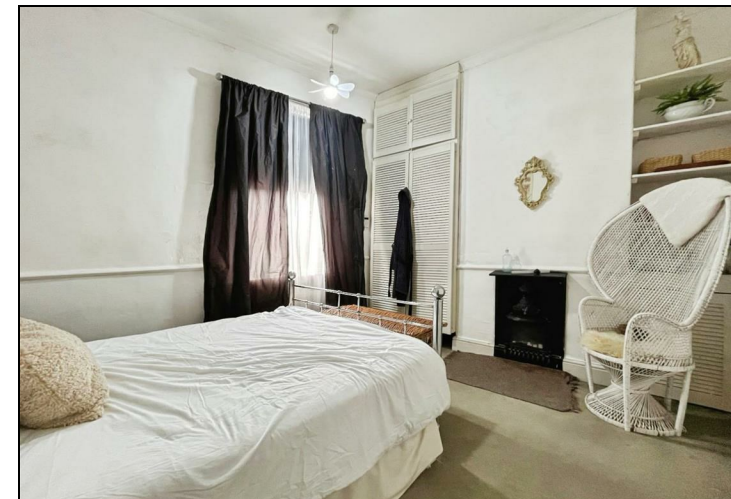
Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026
york@hunters.com | www.hunters.com

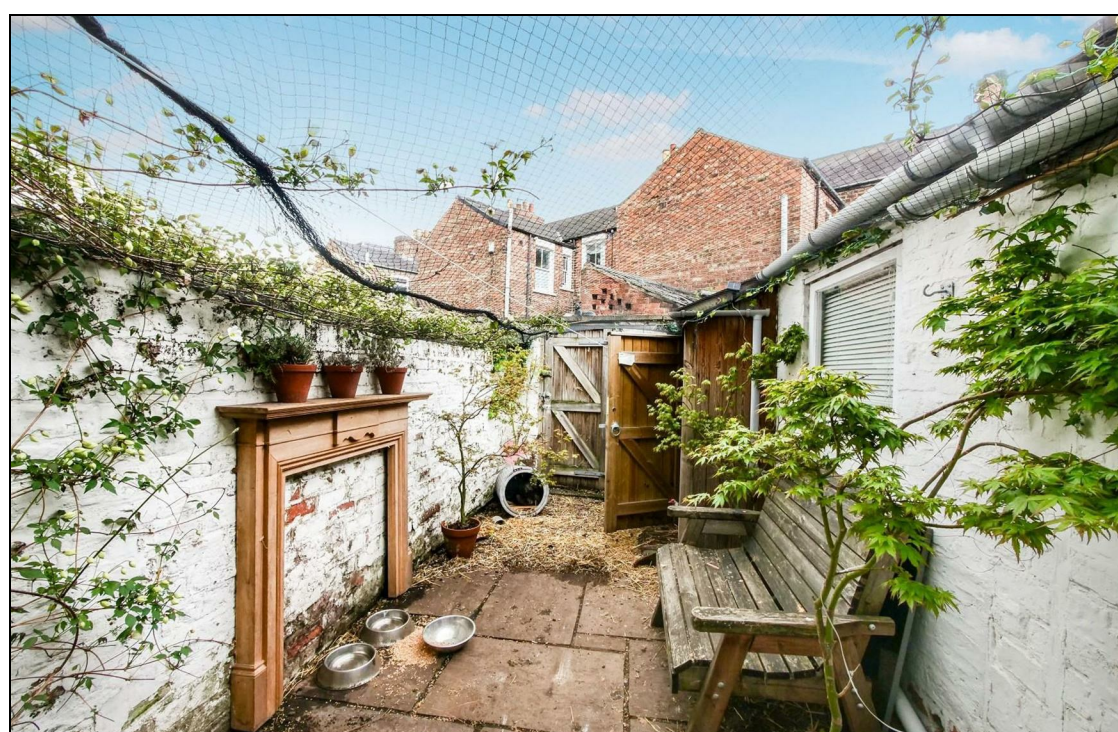
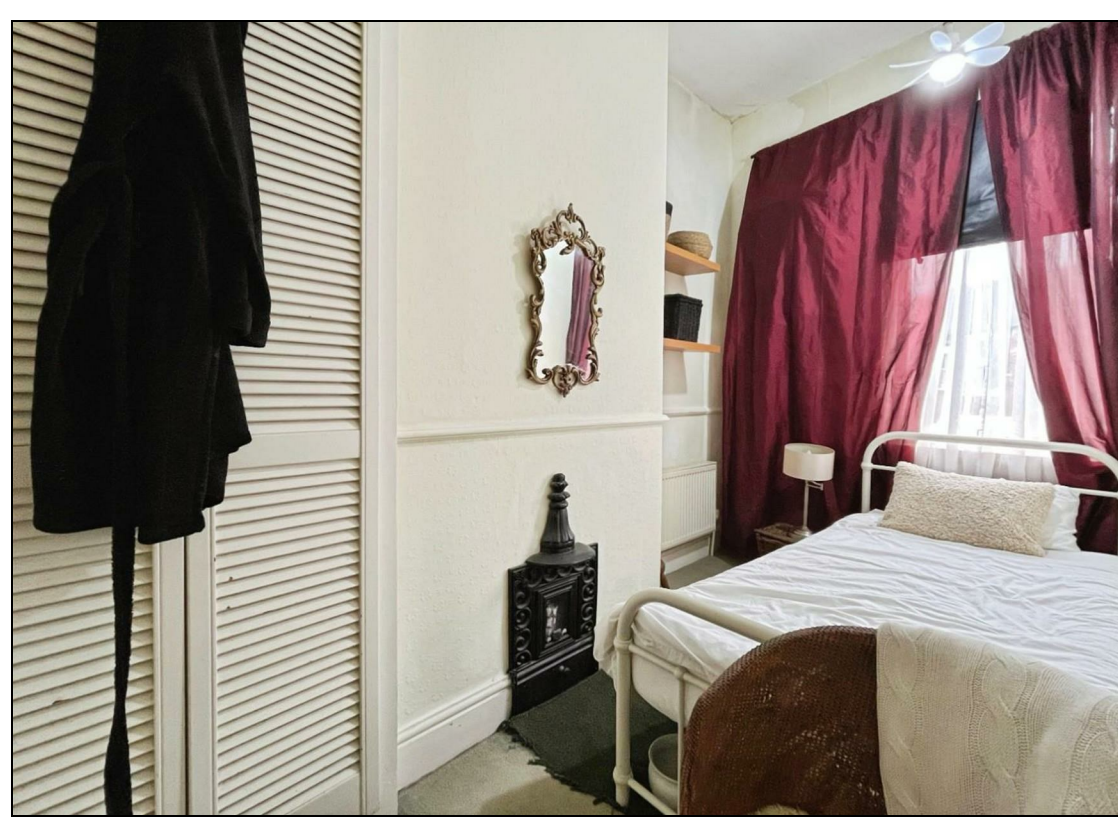
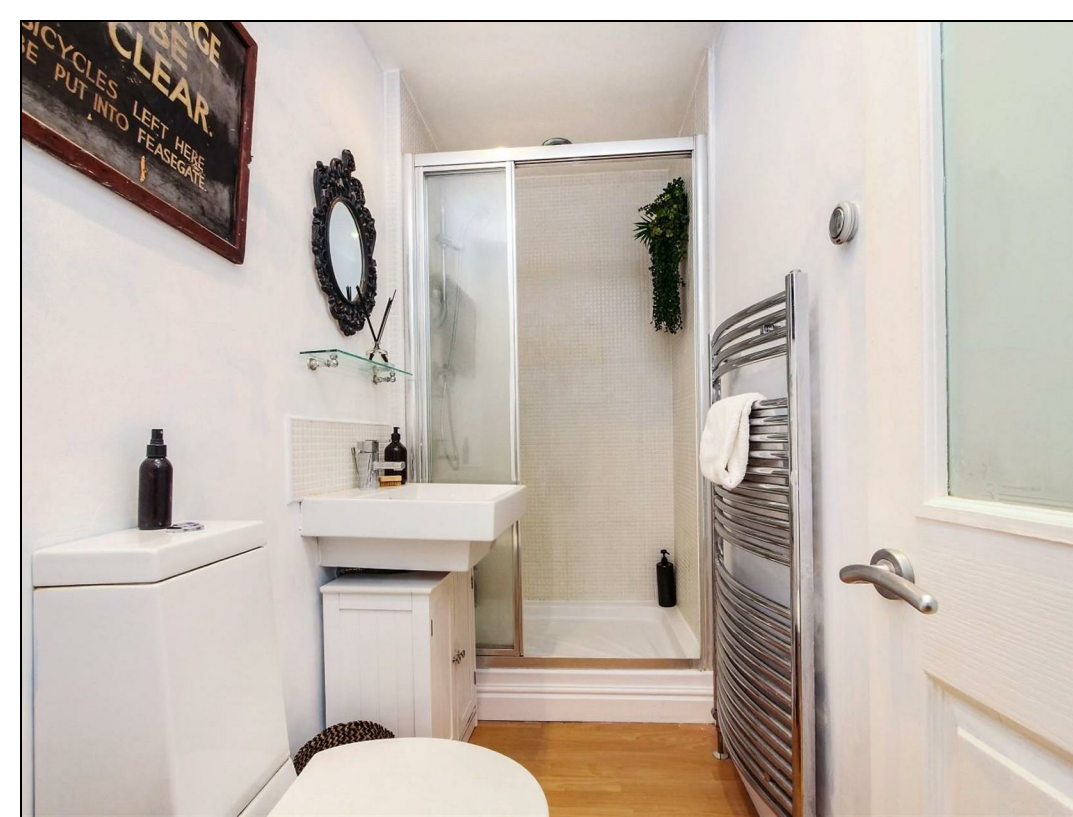


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KEY FEATURES

- Prime Location By York Hospital
- Open-Plan Living/Dining With Period Detail
 - Victorian Mid-Terrace
 - Private Courtyard With Rear Access
- Modern Kitchen & Ground-Floor W.C.
- Council Tax Band B





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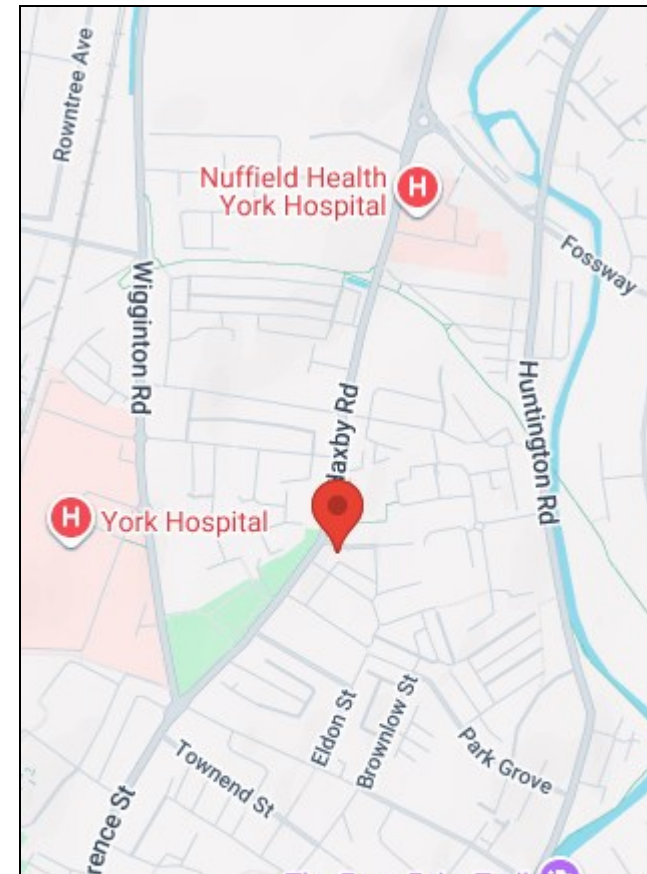


Ground Floor

First Floor

Total floor area 59.4 sq.m. (639 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 55 | 78 |
| EU Directive 2002/91/EC | |
| England & Wales | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
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