



Wellington Street, York, YO10 5BB

- No Onward Chain
- Open-Plan Living/Dining Room
- Popular Location
- Two Double Bedroom
- Easy Access To York City Centre
- Council Tax Band B

£240,000



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DESCRIPTION

Offered for sale with no onward chain, this traditional two-bedroom mid-terrace home on Wellington Street, York provides an excellent opportunity for first-time buyers, investors and those seeking a well-located property close to York city centre.

The accommodation opens into a spacious open-plan living and dining room, creating a versatile reception space with ample room for both seating and dining furniture. To the rear sits a fitted kitchen with wall and base units, integrated cooking appliances and direct access to the enclosed courtyard garden.

A well-appointed ground-floor bathroom completes the layout, featuring a modern three-piece suite with bath and shower over, wash hand basin and WC.

To the first floor are two generous double bedrooms, including a full-width principal bedroom to the front elevation and a further double bedroom overlooking the rear.

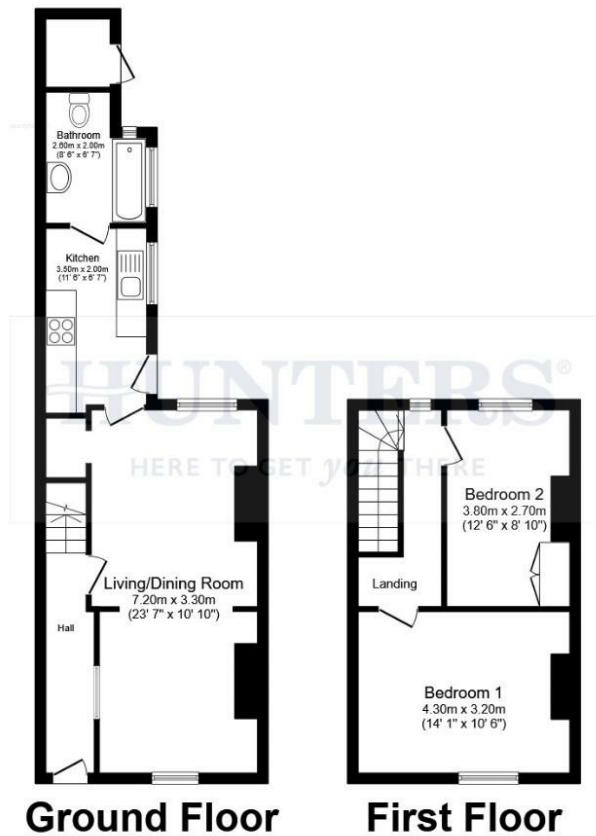
Externally, the property enjoys a low-maintenance courtyard garden, ideal for outdoor seating and the warmer months.

Situated in a popular residential area close to York city centre, York University and key transport links, Wellington Street offers excellent convenience for a wide range of buyers.

Early viewing is highly recommended.







Total floor area 74.3 m² (800 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 propertybox.io

Viewings

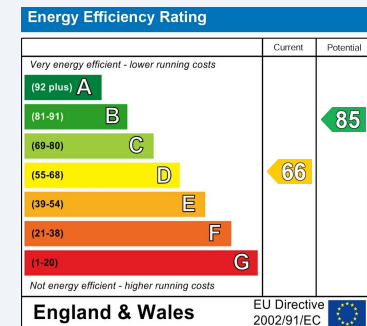
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.