Pear Tree Court, York YO1 7DF

£325,000

Stephensons
estate agents & chartered surveyors

Bordering York's historic city walls, within striking distance of the city centre, this end-terraced home is nestled within one of York's most sought-after locations, requiring a programme of modernisation, and is offered with no onward chain.

Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed.
EPC Rating: C - 70
Council Tax: D - City of York
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.

Occupying a corner plot position fronting onto Aldwalk, this property does require cosmetic improvement and modernisation, but offers a fantastic investment within a sought-after York community, within walking distance of the city centre. Beginning externally, there are twin storage cupboards located at the front of the property and along with a single allocated parking space to the rear.

On entry, through the hallway and into a well-proportioned living/dining area, with carpeted flooring and window/door opening out onto a charming rear courtyard. The courtyard garden is extensively flagged with surrounding walled boundaries and several planted beds. A timber-built storage shed is included and there is gated access from the courtyard through to the rear of the development. The living quarters also access a 'U' shaped kitchenette, equipped with freestanding appliances, wall and base units and wash hand basin, with window to the front aspect overlooking into Aldwark.

To the first floor, the original property was a one bedroom home, now split into two - with windows looking to the rear aspect, carpeted flooring and radiators to both rooms. Completing the accommodation is a modern three-piece bathroom featuring a walk-in shower, wash hand basin and w.c., with tiled splashbacks and fitted handrails.

Ideally positioned for access to York's historic city centre, the property is well placed for the wide range of shops, restaurants, cafés and cultural attractions the city has to offer. York railway station is also within convenient reach, providing excellent links to Leeds, London and other major destinations.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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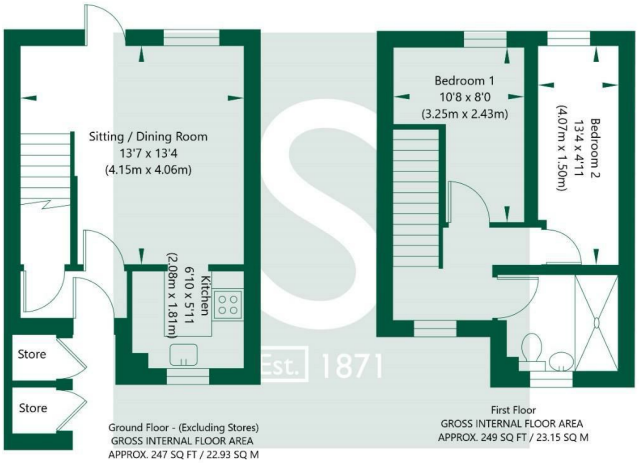

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 496 SQ FT / 46.08 SQ M - (Excluding Stores)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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