



8 Hillsborough Terrace  
, York YO30 6EW

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£235,000

This charming two bedroom property on Hillsborough Terrace is a gem for first-time buyers, investors, or hospital professionals. Perfectly positioned within walking distance of York Hospital and just a stone's throw from the vibrant York City Centre, this home is being offered with no forward chain.

Step into an inviting open-plan lounge and dining area that flows seamlessly into the kitchen. Beyond lies a ground-floor bathroom. Upstairs, you'll find two well-proportioned bedrooms, versatile spaces perfect for a growing family, welcoming guests, or creating a home study. To the outside, a private walled yard which offers a handy outhouse for additional storage.

Contact us today to arrange a viewing and take the first step towards making this lovely house your new home! Offered with no forward chain!

EPC Rating C  
Council Tax B

**Entrance Lobby**  
UPVC door. Door to lounge.

**Open plan lounge**  
UPVC window. Two radiator. Built in cupboard housing meters. Useful understairs cupboard.

**Open plan kitchen**  
Fitted with wall and base with coordinated worktops. Space and plumbing for washing machine. Space for fridge freezer. Space for cooker with extractor hood over. UPVC window. UPVC part glazed door. Door through to bathroom.

**Bathroom**  
Fitted with three piece suite comprising; bath with shower over, wash hand basin and toilet. Heated towel rail. Opaque UPVC window.





### Stairs to first floor

### Bedroom One

A bright and spacious bedroom with UPVC window and radiator. Built in cupboard.

### Bedroom Two

With large UPVC window. Radiator. Cupboard housing boiler.

### Rear Yard

An enclosed rear yard with outbuilding, offering storage for bikes and bins. With gated rear access.

### Additional Information

Currently a tenanted property, however notice has been served. The end date of the notice period is the 24th June 2026, thereafter the property will be sold with vacant possession.

New boiler installed in April 2025, with the next gas certificate due in April 2026. There is also a EICR, next due \_\_\_\_\_

### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B . The Local Authority is the City of York Council.

The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

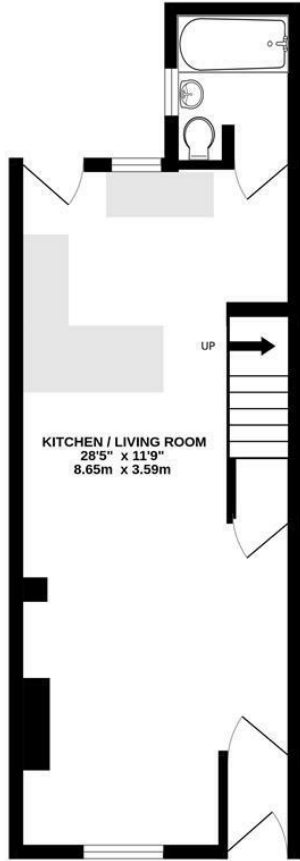
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### Anti - Money Laundering Compliance

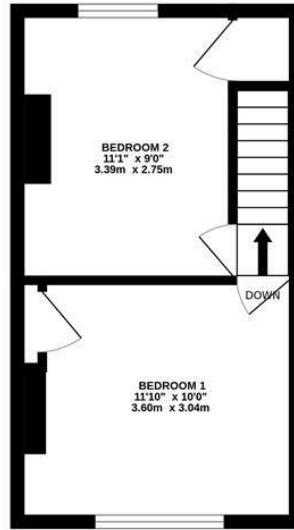
We are legally required to conduct Anti Money Laundering checks on all purchasers related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.



GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.

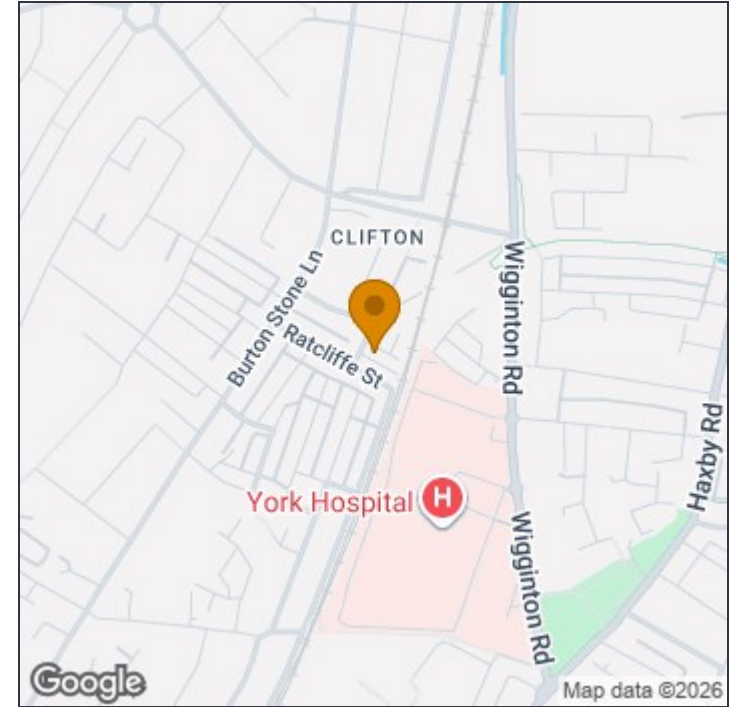


1ST FLOOR  
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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