N A I S H
ESTATE AGENTS
YORK
EST.1939









46 Albemarle Road

, York, YO23 1ER

Situated close to the picturesque Little Knavesmire, this charming period terraced house combines an abundance of original character with thoughtful modernisation, creating a home that perfectly balances traditional features with contemporary living. Offering two reception rooms, a modern kitchen, a versatile home office and two generous double bedrooms, the property occupies a convenient location with beautiful walks across The Knavesmire and through Rowntree Park, alongside the River Ouse.

£375,000

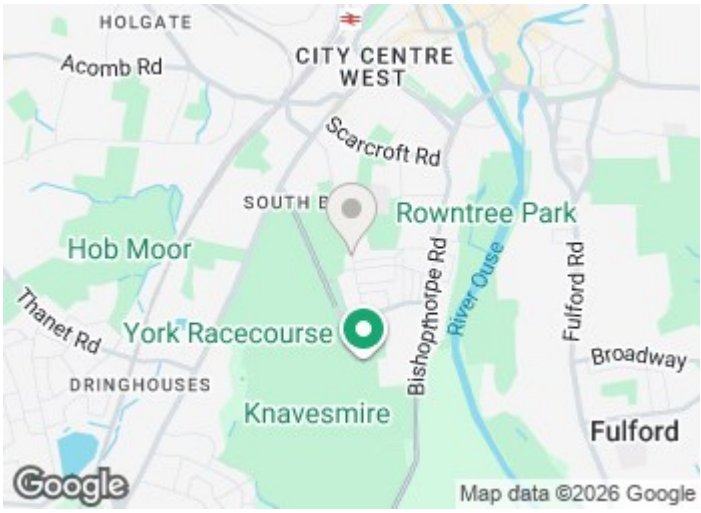
46 Albemarle Road

, York, YO23 1ER

2 1 2 D

- Charming period home close to Little Knavesmire
- Wealth of original features
- Immaculately presented and ready to move in
- New sash windows throughout in 2019
- Stylish four-piece bathroom with roll-top bath and walk-in shower
- No onward chain

Offer Procedure



Directions









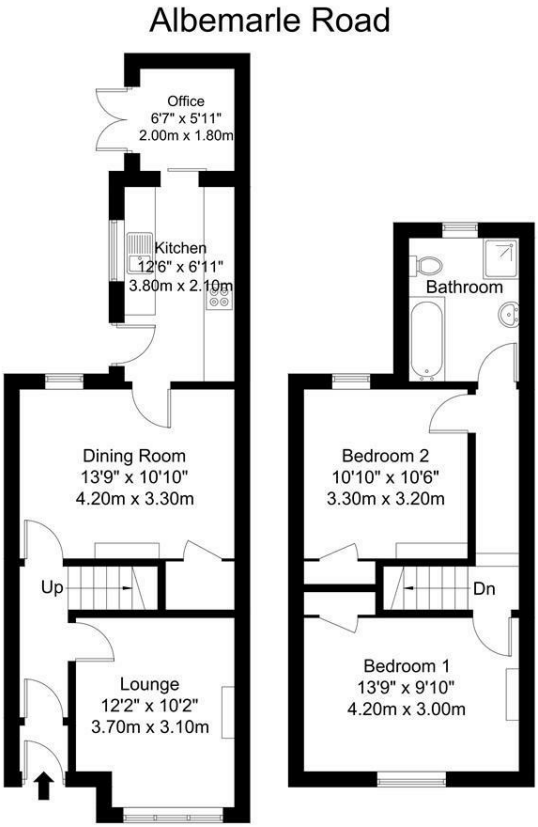








Floor Plan



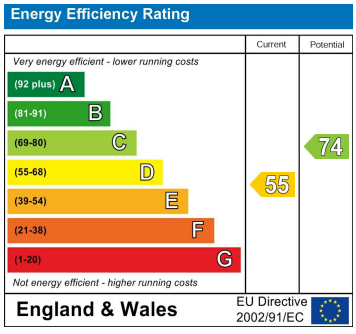
GROUND FLOOR
45.7 sq m / 491 sq ft

FIRST FLOOR
37.6 sq m / 404 sq ft

APPROXIMATE GROSS INTERNAL AREA = 83.3 sq m / 895 sq ft

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.

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



3 High Petergate, York, YO1 7EN
Tel: 01904 653564 Email: naish@naishproperty.co.uk www.naishproperty.co.uk