



Wolsley Street
Off Heslington Road, York
YO10 5BQ

£284,000



A superb example of a period end terrace, this stylish and well-maintained two bedroom home is perfectly positioned for city living, just a short stroll from the city centre and within easy reach of York University.

The property opens into a charming front lounge featuring an original open cast fireplace with marble surround. To the rear, the home has been extended to create a bright and spacious open-plan kitchen/dining room, ideal for modern living. This space is flooded with natural light from a large rear window and Velux skylight and is fitted with a range of contemporary wall and base units, wood-effect worktops, tiled splashbacks and space for appliances including a cooker, fridge, washing machine and dishwasher. Recessed ceiling spotlights and a practical open staircase complete the space, while a rear lobby provides access to a ground floor WC and the west-facing rear yard.

Upstairs are two well-proportioned double bedrooms, with the front bedroom benefiting from a built-in cupboard. The bathroom is neatly finished with a three-piece suite including a bath with shower over, and a cupboard housing the gas combi boiler.

Additional features include double glazing, an Envirovent clean air filter system and a generous rear yard with side access, walled boundaries and a large storage shed.

This is an ideal home for professionals, first-time buyers or investors looking for a character property within walking distance of the city centre, York train station and the university. Early viewing is recommended.

Council Tax Band B



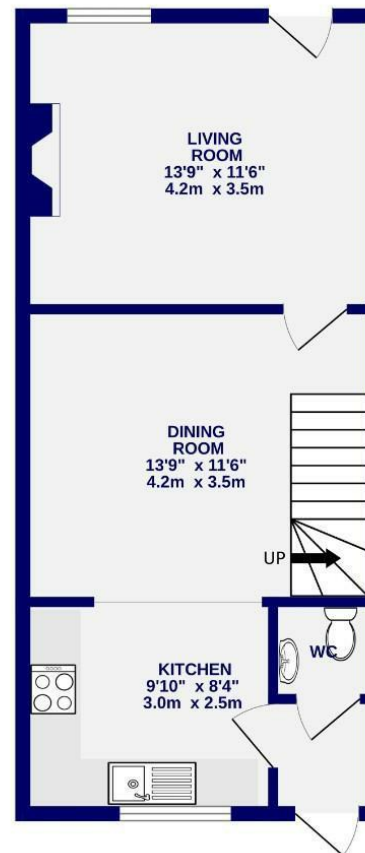


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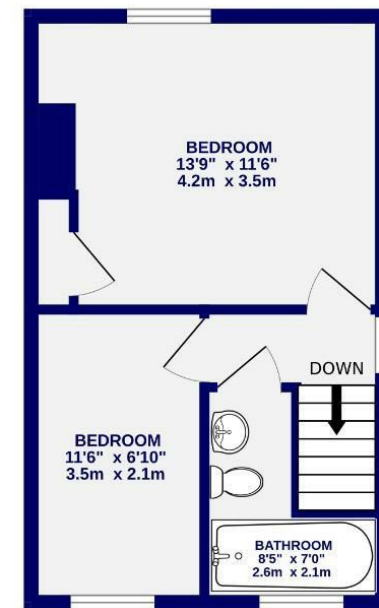
Freehold
Council Tax Band - B

- Period End Terrace House
- Two Double Bedrooms
- Rear Kitchen Extension
- Large Rear Yard
- Sought After Location
- Well Presented
- EPC D

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
312 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.5 sq.m.) approx.
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