



3 Walpole Street

York, YO31 8NN

Guide Price £220,000



Beautifully Presented Two-Bedroom Victorian Terrace on Walpole Street, York. A charming and characterful two-bedroom Victorian terraced home, ideally positioned on the sought-after Walpole Street in York. Combining period features with a versatile contemporary layout, this attractive property offers a wonderful opportunity for those seeking a stylish city home with plenty of character. At the heart of the property is a generous open-plan living and dining room, creating an inviting and sociable space ideal for both relaxing and entertaining. The dining area retains a particularly attractive cast-iron fireplace, providing a striking focal point and a wonderful reminder of the property's Victorian heritage. The ground floor is completed by a useful cloakroom/WC, adding an extra level of convenience. To the first floor are two well-proportioned bedrooms, together with a three piece shower room providing comfortable and versatile accommodation. With its attractive period character, well-balanced accommodation and highly desirable York location, this delightful Victorian terrace offers an appealing combination of charm, practicality and city living. An ideal choice for a first time buyer, professional couple, downsizer or investor.

Entrance Hall

Entrance door, stairs to first floor

Living/Dining Room

21'8 x 9'10 (6.60m x 3.00m)

Living area with window to front, coving, radiators, TV point, power points, under stairs storage. Laminate flooring. Dining area with window to rear, coving, period fireplace, built in shelving and cupboards to alcoves, radiator, power points, under stairs storage. Laminate flooring. Door to





Kitchen

10'5" x 5'6" (3.20 x 1.70)

Window and door to side, range of wall and base mounted units, inset sink and draining board, tiled splashbacks, space for appliances, power points. Tiled flooring.

WC

Window to side, space and plumbing for washing machine, power points, low level WC. Tiled flooring.

First Floor Landing

Doors to;

Bedroom 1

12'2 x 9'10 (3.71m x 3.00m)

Window to front, coving, dado rail, built in wardrobe and cupboard, period fireplace, radiator, power points. Carpet.

Bedroom 2

12'2 x 6'7 (3.71m x 2.01m)

Window to rear, dado rail, built in wardrobe, radiator, power points. Carpet.

Shower Room

6'6" x 4'3" (2.00 x 1.30)

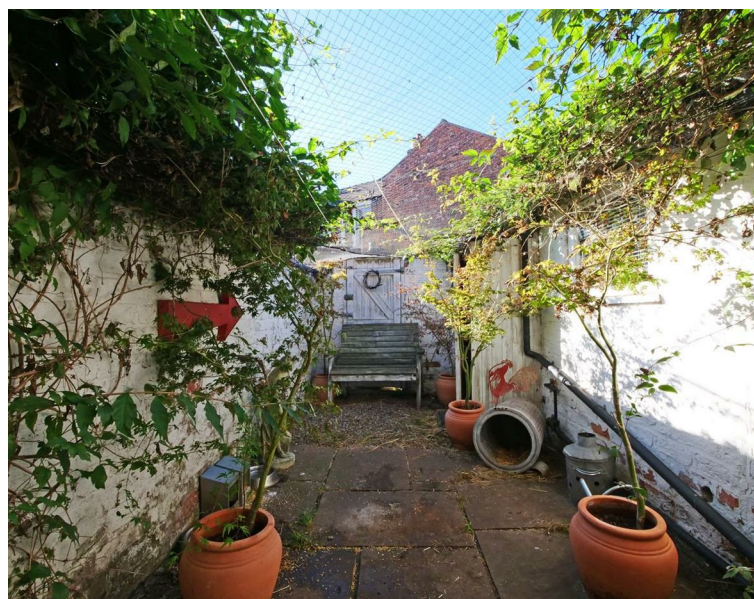
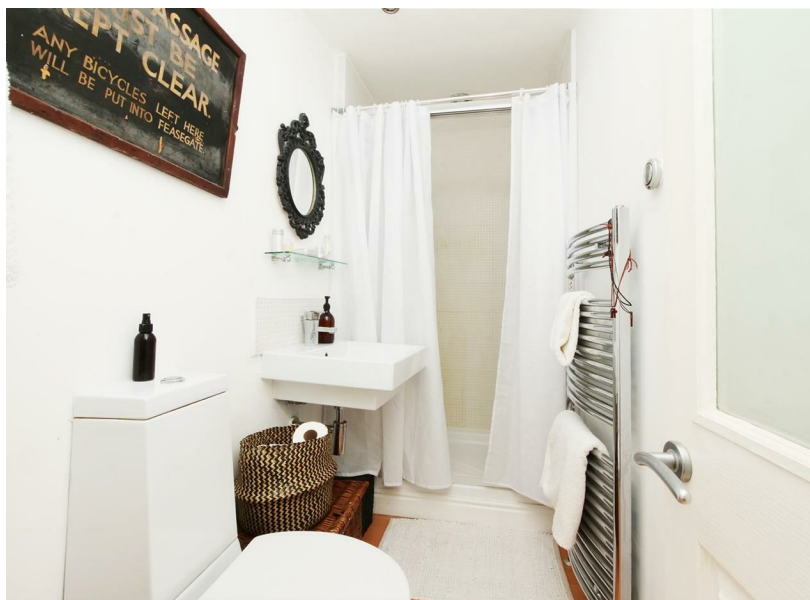
Shower cubicle, wall hung sink, low level WC, towel rail/radiator.

Outside

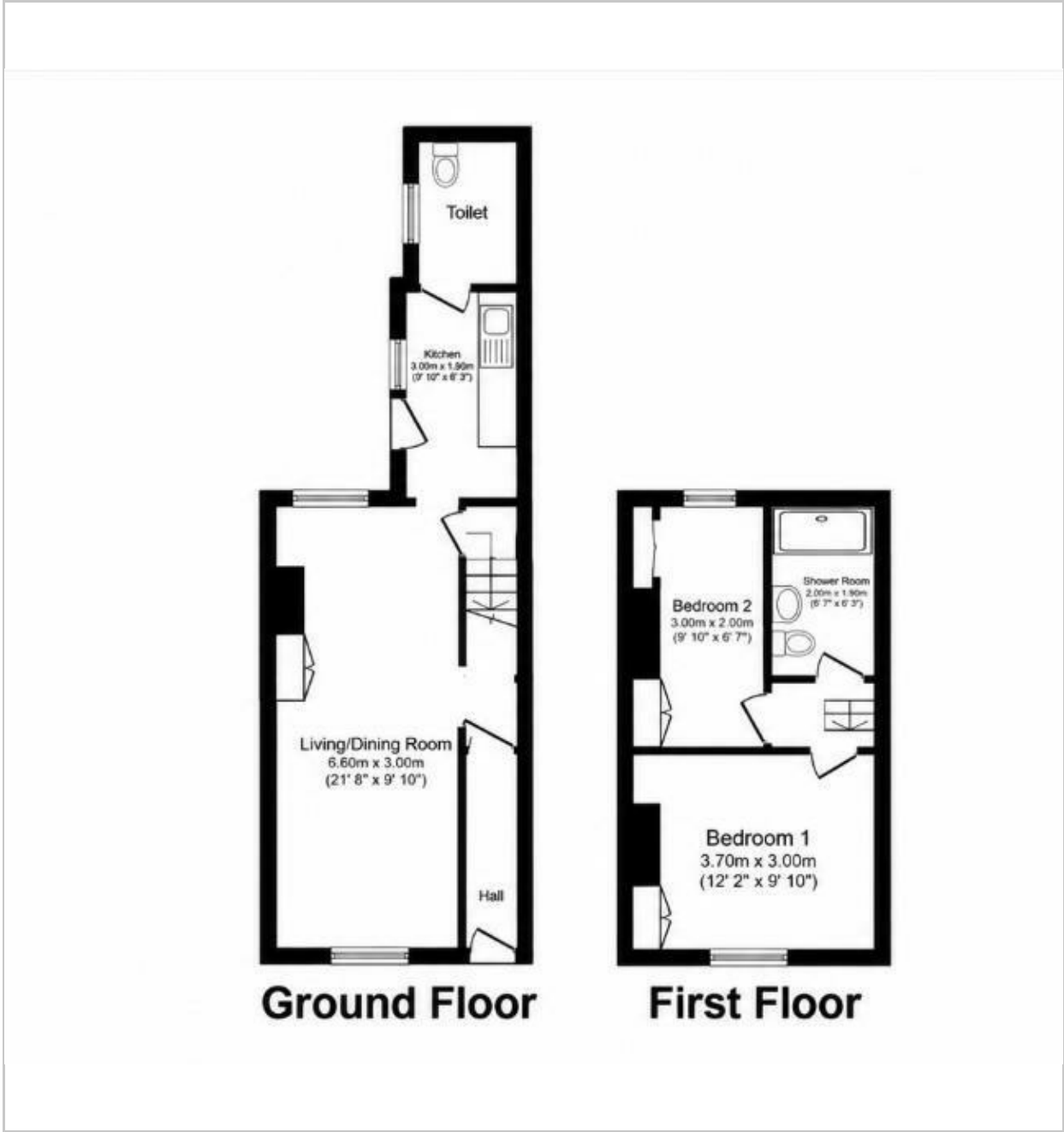
To the rear is a low maintenance paved courtyard with brick boundary wall. On street permit parking is available to the front.

Agents Note

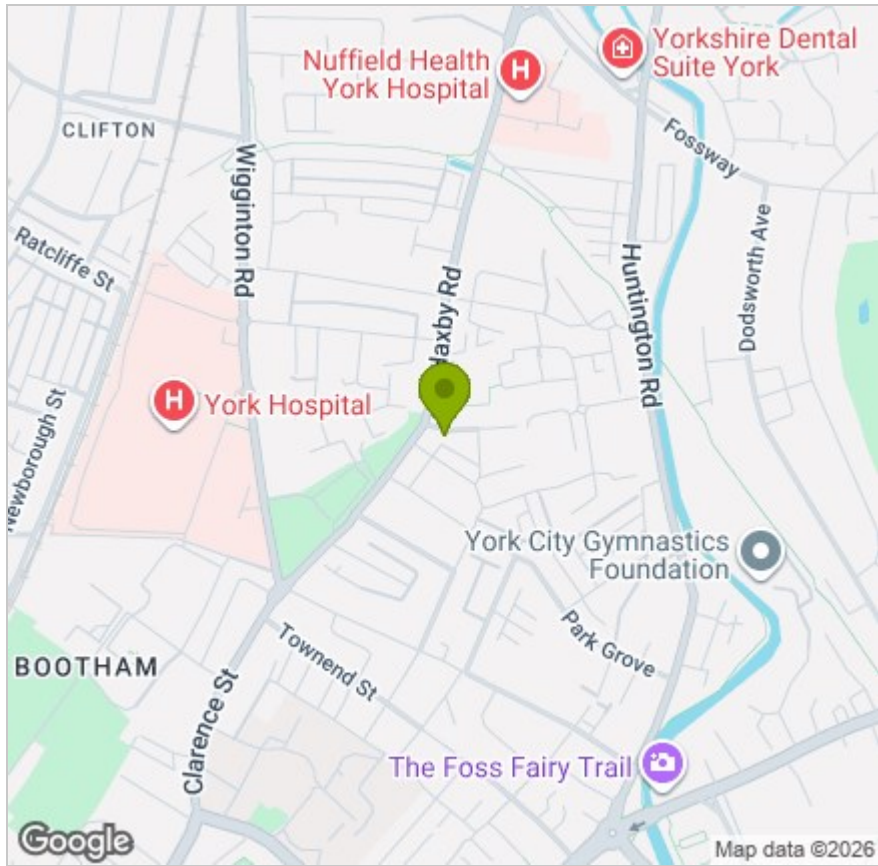
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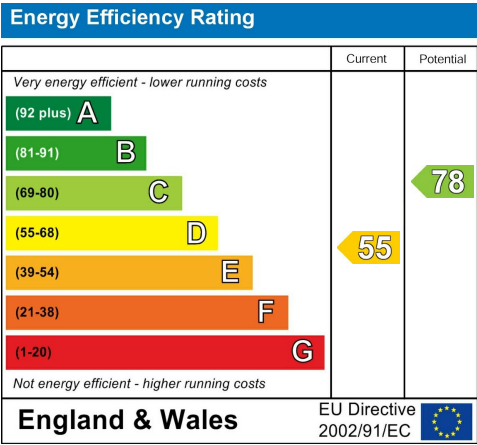
FLOOR PLAN



LOCATION



EPC



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