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TOTAL FLOOR AREA: 955 sq ft (88.7 sq m.) approx.
 While every effort has been made to ensure the accuracy of the figures, purchasers of plans and other areas are advised to verify the accuracy of the figures. The purchaser's attention is drawn to the fact that the figures are given as a guide only and are not precise. The purchaser's attention is also drawn to the fact that the figures are given as a guide only and are not precise. The purchaser's attention is also drawn to the fact that the figures are given as a guide only and are not precise. The purchaser's attention is also drawn to the fact that the figures are given as a guide only and are not precise.

- EPC TBC
- Offered No Onward Chain
- Close Proximity To CC & Train Station
- Popular Residential Area
- First Floor Bathroom
- Two Reception Rooms
- Two Bedrooms
- Period Victorian Terrace

Freehold
 Council Tax Band - C

Melbourne Street , York YO10 5AQ



GROUND FLOOR: 483 sq ft. (44.9 sq m.) approx.
 1ST FLOOR: 472 sq ft. (43.8 sq m.) approx.



Melbourne Street
, York
YO10 5AQ

£350,000



Located in the ever-popular residential area of Fishergate, just a scenic riverside walk from York City Centre and within easy reach of the train station, this much-loved family home is offered with no onward chain. Owned by the same family for over three quarters of a century, it has been carefully maintained throughout and now presents a wonderful opportunity for the next owners to make it their own.

The property is entered via a welcoming hallway that leads into the principal reception room at the front. A generous bay window fills the space with natural light, highlighting a range of charming original features found throughout the house, including picture rails and decorative ceiling corning. A second reception room sits to the rear and enjoys its own fireplace, Victorian built-in cupboards and views towards the courtyard garden. Beyond is the fitted kitchen, offering a good selection of units and ample worktop space.

To the first floor are two well-proportioned bedrooms. The spacious principal bedroom is currently divided by a stud wall, creating two separate areas and benefitting from dual windows that ensure the room feels bright throughout the day. The second double bedroom features an original fireplace and a Victorian-style wardrobe. Completing the accommodation is the house bathroom, fitted with a three-piece suite and useful built-in storage.

Outside, the south-facing courtyard provides a peaceful spot to enjoy the sunshine, surrounded by established planting and enclosed by original brick boundaries. There are two outbuildings, and on-street permit parking is available to the front.

With its sought-after location, period charm and exciting potential, early viewing is highly recommended.

Council Tax Band C

