



ABOUT THE PROPERTY

Situated in the ever-popular South Bank area, this beautifully maintained two-bedroom period terrace effortlessly blends character with modern living.

Step inside to a welcoming entrance hall leading to a cosy sitting room, perfect for relaxing evenings. To the rear, the dining room flows seamlessly into a stylish, open-plan kitchen, fitted with modern units and integrated appliances. A convenient downstairs WC adds to the practicality of the home. Upstairs, you'll find two generous double bedrooms, both featuring charming original fireplaces, alongside a spacious bathroom complete with a modern three-piece suite. Outside, the property boasts a private walled courtyard garden with an external store and rear access gate, perfect for low-maintenance outdoor living. To the front, on-street parking is available (subject to availability).

Offered with no onward chain, this is a fantastic opportunity to secure a move-in-ready home in a sought-after location.





THE ACCOMMODATION COMPRISES;-**GROUND FLOOR****ENTRANCE HALL**

Front entrance door, stairs to first floor and radiator.

SITTING ROOM

3.30 x 2.79 (10'9" x 9'1")

UPVC window to front.

Feature fireplace, picture rail, ceiling rose and radiator.

DINING ROOM

3.79 x 3.12 (12'5" x 10'2")

UPVC window to rear.

Feature fireplace, picture rail, ceiling rose, storage cupboard to alcove and radiator. Open to;-

KITCHEN

3.14 x 2.17 (10'3" x 7'1")

Door and UPVC window to side.

Modern wall and base units with working surfaces, stainless steel sink unit, integrated fridge freezer, dishwasher, washer dryer, electric oven and hob and extractor fan over.

WC

1.29 x 0.87 (4'2" x 2'10")

UPVC Window to side.

Suite comprising low flush WC and wash hand basin.

FIRST FLOOR**LANDING**

Loft access.

BEDROOM ONE

3.76 x 3.28 (12'4" x 10'9")

UPVC window to front.

Feature fireplace, picture rail, ceiling rose, storage cupboard, radiator and access to the loft access which is boarded, insulated and has ladder access.

BEDROOM TWO

3.76 x 3.12 (12'4" x 10'2")

UPVC Window to rear.

Feature fireplace, picture rail, ceiling rose, radiator and storage cupboard.

BATHROOM

3.15 x 2.19 (10'4" x 7'2")

UPVC Window to rear.

Suite comprising low flush WC, wash hand basin and bath with shower over and glass shower screen.

Ladder style towel rail and extractor fan.

OUTSIDE

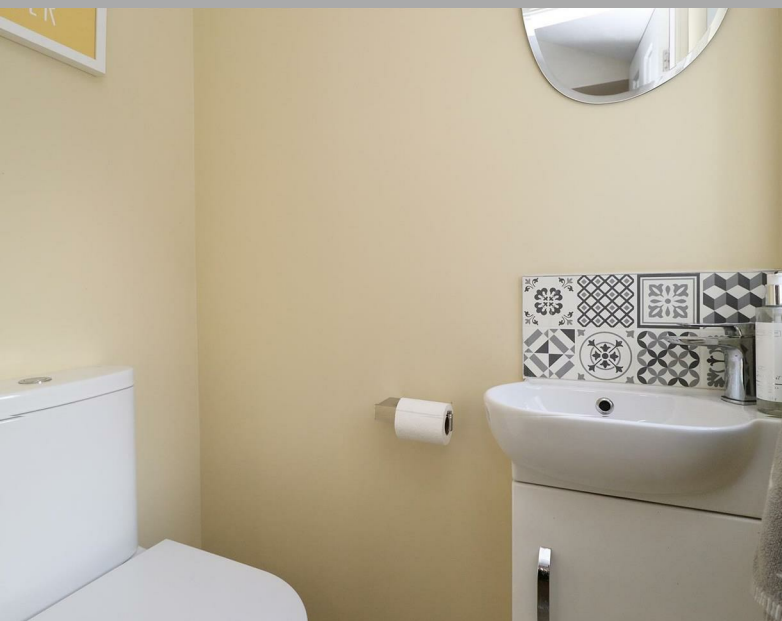
Walled courtyard style garden with store and rear access gate.

ADDITIONAL INFORMATION**SERVICES**

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the agents.



Ground Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



Total area: approx. 71.5 sq. metres (770.1 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

CLUBLEYS



8 The Square, Stamford Bridge, York,
YO41 1AF
01904 202544
york@clubleys.com
clubleys.com/city

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.