



Kitchener Street, York, YO31 8RZ

- No Onward Chain
- Victorian Mid-Terrace House
- Easy Access to Hospital
- Two Bedrooms
- Excellent Investment Opportunity
- Council Tax Band B

£175,000



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DESCRIPTION

This two bedroom terrace home, offered with no onward chain, is a great investment opportunity in a sought-after location just outside York's historic city walls, moments from York Hospital.

The area is known for its strong community feel and easy access to the city's shops, cafes, and cultural attractions. Local schools and amenities are within walking distance, and York railway station offers excellent transport links to Leeds, London, and beyond.

Inside, the open-plan front double reception room features fireplace and open staircase. The rear kitchen includes fitted units, an integrated oven, and space for washing machine and freestanding appliances with three-piece bathroom accessed from the kitchen. Upstairs are two comfortable bedrooms.

Outside, the property benefits from a walled courtyard with gated access to the alleyway beyond.

***NB - All services/ appliances have not, and will not be tested.

Hunters are now in receipt of an offer for the sum of £170,000 for 49 Kitchener Street.

Anyone wishing to place an offer on the property should contact Hunters on 01904 621026 prior to exchange of contracts.







The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		65	8
<i>Not energy efficient - higher running costs</i>			

England and Wales

EU Directive
2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Total floor area 59.7 sq.m. (643 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](#)

Viewings

Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

