



Cromer Street, York, YO30 6DQ

- No Onward Chain
- Downstairs W.C
- Forecourted Period Terrace
- Council Tax Band B
- Recently Renovated
- Integrated Appliances
- Appliance Warranties and Work Guarantees

Offers Over £300,000

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DESCRIPTION

A superb recently renovated two-bedroom Victorian Terrace, bursting with character and situated in a popular residential area approximately one mile from York's historic city walls.

To the front entrance of the property is a private forecourt leading into the entrance hallway with traditional mosaic tiled flooring and stairs leading to the first floor. The double reception room is located to the front of the property with a large bay window and a cosy fireplace, leading through to the dining room to the rear of the property.

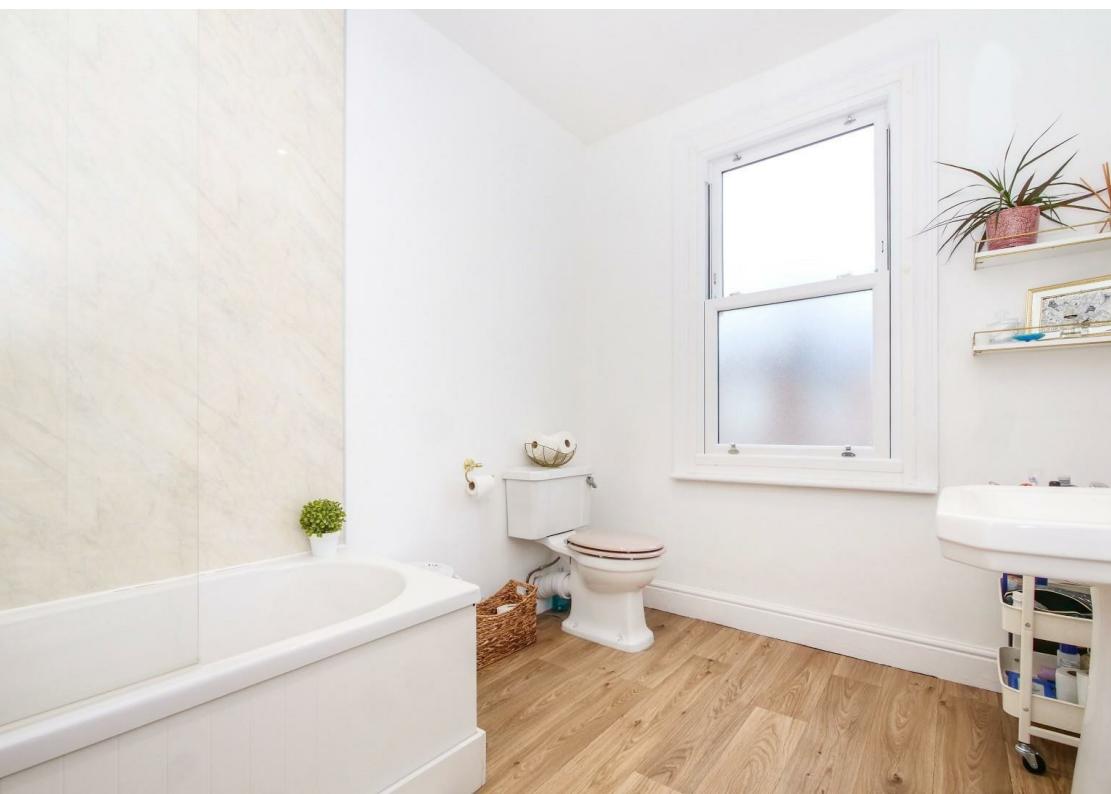
The modern galley kitchen is located to the rear of the property featuring marble effect worktops a range of modern base and wall units as well as a range of integrated appliances. The downstairs W.C completes our ground floor accommodation.

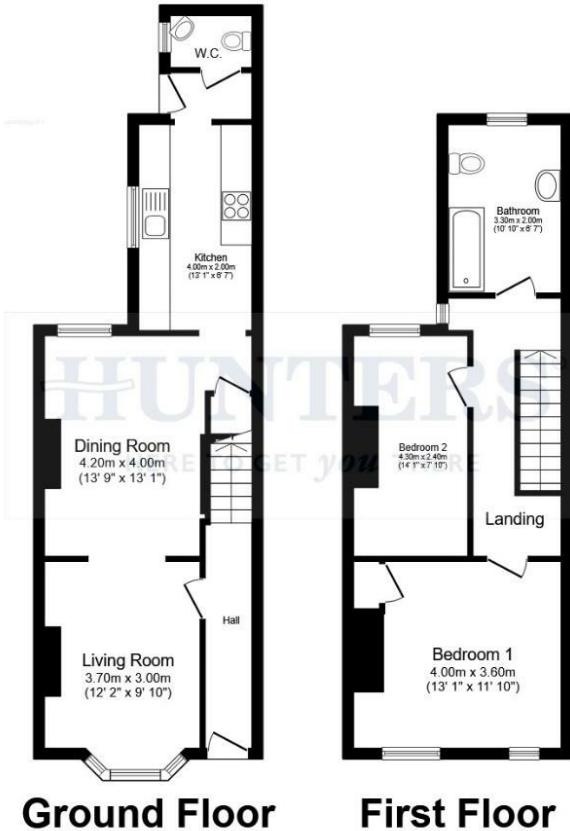
Upstairs, the airy landing leads to two generously sized bedrooms and a stylish three-piece bathroom with shower over bath and a freestanding sink with gold-effect taps.

Externally the property has a walled courtyard to the rear with gated access to the alleyway beyond.

Cromer Street is located close to a range of shops and other amenities on Burton Stone Lane and also provides convenient access to York City Centre and the hospital.







Total floor area 85.1 sq.m. (916 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.

ENERGY PERFORMANCE CERTIFICATE

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
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		68
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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.