



4 Ruby Street York YO23 1EE

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York YO23 1EE**

£269,995

Offered for sale with no forward chain, this well-proportioned two-bedroom mid-terrace home is situated on a quiet residential street in the ever-popular South Bank area of York. An excellent opportunity for first-time buyers, investors or those looking to downsize, viewing is highly recommended.

The property features a spacious through lounge measuring an impressive 22'1", providing ample space for both living and dining, this leads through to the extended kitchen. The upstairs has two well-sized bedrooms. Externally, there is an enclosed rear courtyard with the added benefit of a useful storage shed, ideal for bikes and tools.

Perfectly positioned for enjoying everything South Bank has to offer, the property is within easy reach of York Racecourse, the independent shops, cafés, bars and restaurants of vibrant Bishy Road, and enjoys a pleasant stroll into York city centre.

Council tax band B
EPC rating D

Lounge

22'1 x 10'8 (6.73m x 3.25m)

UPVC door. Two UPVC windows. Two radiators. Door to kitchen.

Kitchen

10'2 x 9'2 (3.10m x 2.79m)

Fitted with wall and base units and coordinated worktops. One and half bowl sink with drainer unit. Built in fridge freezer. Built in oven with electric hob and extractor hood above. Space and plumbing for washing machine. Radiator. Door to bathroom. Part glazed UPVC rear door.





Bathroom

9'1 x 5'0 (2.77m x 1.52m)

Fitted four piece suite comprising; shower cubicle, bath, wash hand basin and toilet. UPVC opaque window. Radiator and heated towel rail.

Stairs to first floor

Bedroom One

11'1 x 9'6 (3.38m x 2.90m)

With UPVC window and radiator.

Bedroom Two

10'5 x 7'10 (3.18m x 2.39m)

With UPVC window and radiator. Cupboard housing boiler. Loft hatch.

Rear Yard

A walled courtyard with shed and gated access to the rear of the property, providing ease for bikes.

Material Information

Council Tax Band of the property is Band B. The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a gas combination boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

*Photo's taken in 2022

Anti - Money Laundering Compliance

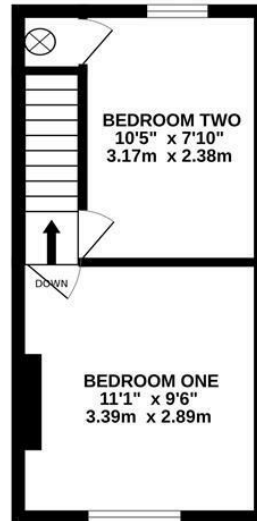
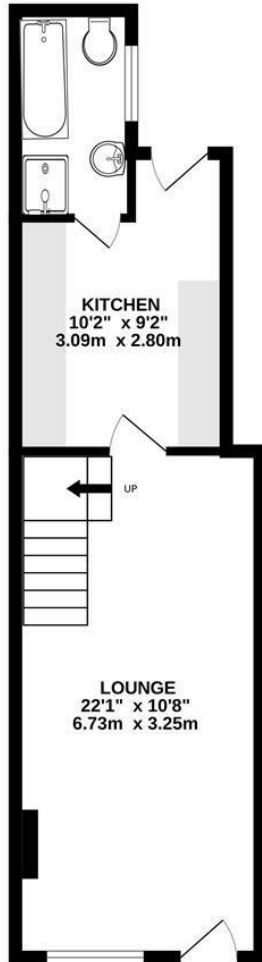
We are legally required to conduct Anti Money Laundering checks on all purchasers, sellers, and anyone related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property.

Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.



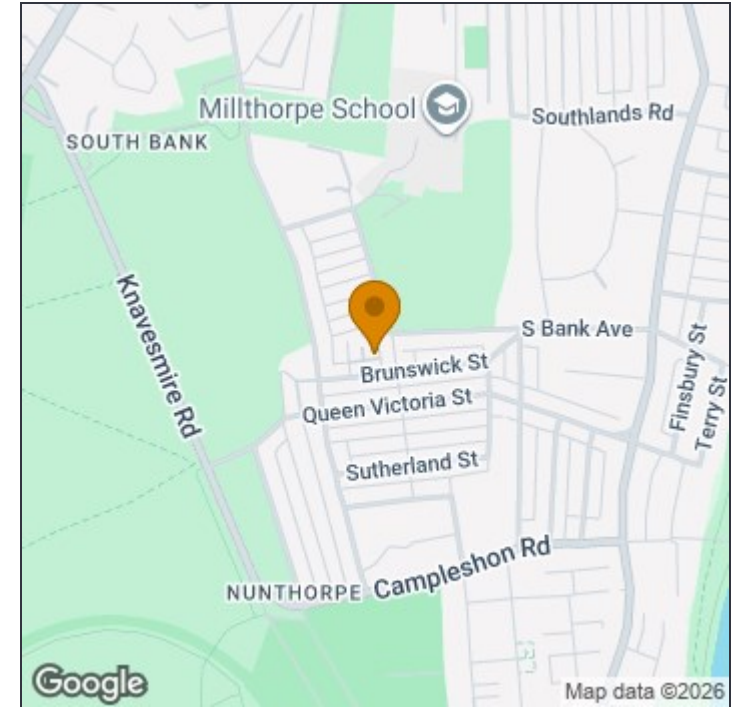
GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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