

Newborough Street,
York
YO30 7AS



TOTAL FLOOR AREA : 761 sq ft (70.7 sq m) approx.
 While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that the client should verify the measurements of the rooms and any other areas at the time of the site visit. The floor plan is provided for illustrative purposes only and should be used as such by the client. The floor plan is not to be used for any other purpose without the prior written consent of the developer. The floor plan is not to be used for any other purpose without the prior written consent of the developer.



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£280,000

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A much-loved home for over 60 years, this immaculately presented two bedroom traditional mid-terrace is situated just off Bootham, within one of York's most desirable residential areas.

Perfectly positioned within walking distance of York city centre, the hospital and the railway station, the property also benefits from easy access to a variety of local amenities, riverside walks, well-regarded eateries and all that our historic city has to offer, making it an ideal purchase for both residential buyers and investors alike. Wider than many similar homes on the street, the property is deceptively spacious and offers a wonderful blend of character, charm and modern living.

It is immediately apparent upon entering that an exceptional level of care and attention has gone into the comprehensive refurbishment of this delightful home, thoughtfully retaining many period features throughout. The welcoming entrance hall leads through to the elegant living/dining room, featuring a focal fireplace and creating a warm and inviting space for entertaining and family gatherings.

Positioned to the front of the property is the cosy living room, ideal for relaxing evenings and a peaceful retreat, in front of a feature fireplace and fire.

Off the dining room is the true highlight of the home, the stunning newly fitted kitchen, beautifully finished in warm green and wooden tones. Thoughtfully designed with excellent storage and workspace, the kitchen also features a stylish opening through to the dining area, enhancing the sociable feel of the home. A door leads directly out to the courtyard garden, while beyond the kitchen is a newly fitted contemporary three-piece bathroom (incorporating both a bath and shower) finished to a high modern standard.

To the first floor are two generous double bedrooms, both benefitting from high ceilings and the original decorative cast iron fireplaces, further adding to the charm and character of the property.

