Victor Street, York YO1 6HQ

£400,000

Stephensons
estate agents & chartered surveyors

Bishophill has long been regarded as one of York's most desirable places to live, combining historic surroundings with exceptional convenience. This attractive period home enjoys a superb position within the neighbourhood, just a short walk from the city walls, railway station and the very best the city centre has to offer. Offered for sale with no forward chain, the property provides generous accommodation, retains a wealth of period character and presents an excellent opportunity for buyers looking to enjoy one of York's most sought-after locations.

Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed.
EPC Rating: D - 57
Council Tax: D - City of York
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

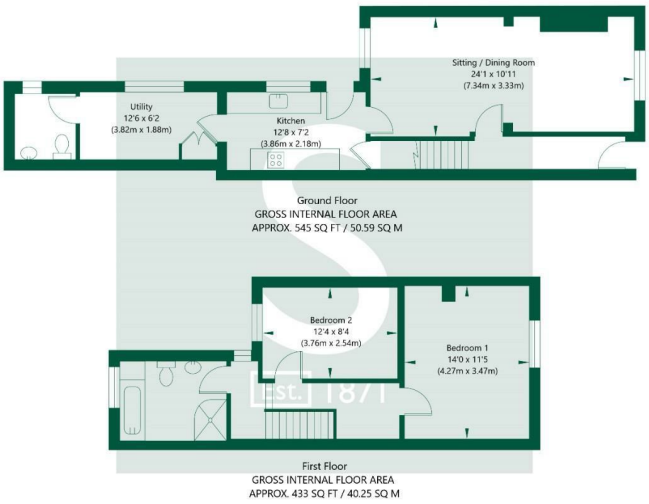
The accommodation opens into an entrance hall with stairs leading to the first floor and access to a spacious through sitting and dining room. Stretching the full depth of the house, this is a bright and versatile living space featuring period fireplaces, high ceilings and large sash windows to the front and rear. Beyond sits the fitted kitchen, offering a good range of units and work surfaces, which in turn leads through to a useful utility room with WC and access to the rear courtyard.

To the first floor are two well-proportioned double bedrooms, both offering excellent space for furniture. The principal bedroom spans the full width of the property, while the second overlooks the rear courtyard. Completing the accommodation is a generously sized bathroom fitted with both a bath and separate shower.

Outside, the property benefits from an enclosed rear courtyard providing a low-maintenance outdoor seating area with gated rear access. Residents' permit parking is available on the street, and the property's enviable city centre position places York's renowned restaurants, cafés, independent shops and riverside walks all within easy reach. York Railway Station is also within comfortable walking distance, making this an ideal home for commuters as well as those seeking the convenience of city living.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

Victor Street, York, YO1 6HQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 978 SQ FT / 90.84 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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