



# Knavesmire Crescent South Bank, York YO23 1ES

£350,000



a beautifully characterful two bedroom period terrace, positioned directly overlooking the Knavesmire at York Racecourse, one of the city's most attractive and sought after locations.

The property is situated just off the York Knavesmire and within easy reach of the award winning Bishopthorpe Road, renowned for its independent shops, cafés and restaurants. A selection of local amenities including a pub, grocery store and fish and chip shop are close by, while the city centre is easily accessible by bus or bicycle.

Internally, the property retains a wealth of original character. A Victorian tiled entrance hallway leads into a spacious front lounge with bay window, feature fireplace and carpeted flooring. The central dining room features quarry tiled flooring, an original built in display cupboard and useful under stairs storage. To the rear, the kitchen is fitted with built in cooking appliances, a butchers sink and ample storage, with access through to a garden room which opens out onto the rear courtyard.

To the first floor are two generous double bedrooms, both benefiting from built in wardrobe storage. The main bedroom is served by a four piece ensuite bathroom, while the house bathroom is fitted with a three piece suite.

Externally, the property offers a rear courtyard garden along with a garden room and separate outside storage or workshop, providing flexible and practical additional space.

Combining an exceptional outlook across the Knavesmire with period charm and a prime South Bank location, this is a rare opportunity to acquire a distinctive home in one of York's most desirable settings.

Council Tax Band C

