

**2 Cleveland Street  
York, YO24 4BS**

**Guide Price £340,000**

This well-presented three-bedroom character property has been finished to a high standard with no work required and has easy access to York railway station and York city centre.

Accommodation briefly comprises to the ground floor; entrance hall, lounge, dining room, kitchen and family bathroom.

To the first floor are three bedrooms. The property benefits from a pretty courtyard garden to the rear, ideal for sitting out on warm summer evenings.

**EARLY VIEWING IS ESSENTIAL FOR THIS VERY WELL APPOINTED HOME WHICH WOULD BE IDEAL FOR A FIRST TIME BUYER OR DOWNSIZER**



**EASY ACCESS TO YORK RAILWAY STATION**

**BEAUTIFULLY PRESENTED THROUGHOUT**

**IDEAL FIRST TIME BUY**

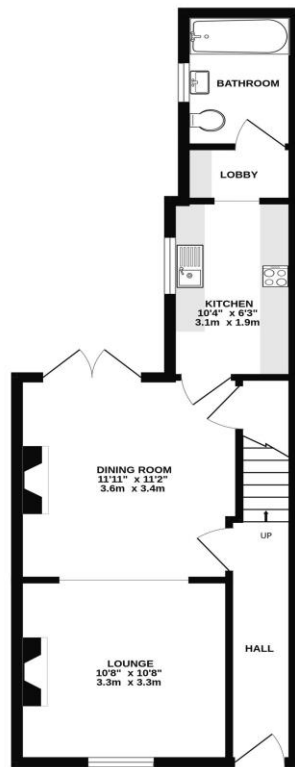
**EASY ACCESS TO YORK CITY CENTRE**

**COURTYARD GARDEN**

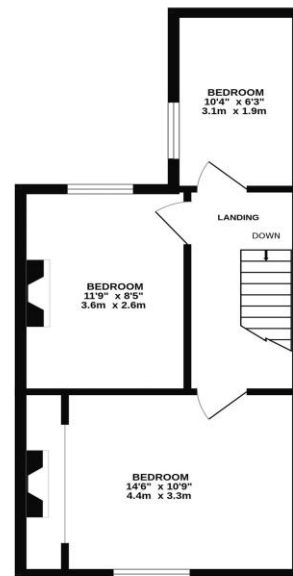
**POPULAR RESIDENTIAL LOCATION**



GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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Tenure: FREEHOLD

Local Authority: YORK CITY COUNCIL

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

Electricity: MAINS

Heating: GAS

Sewerage: MAINS

Water: MAINS

Broadband: FIBRE

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

Compliance - Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier, Landmark, who may contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £40 + VAT per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

## Office Address

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## Opening hours

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