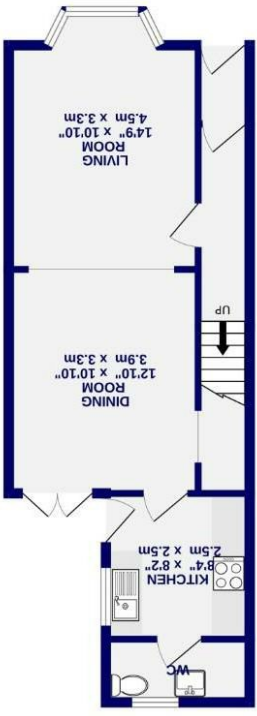


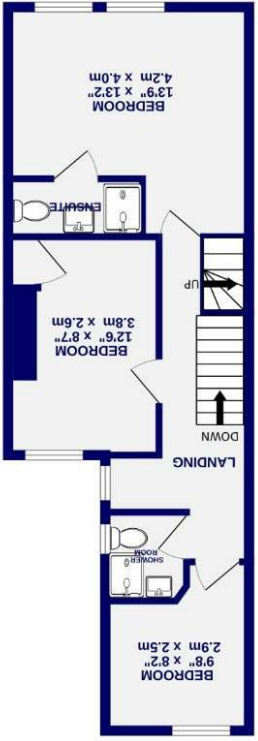
Earlsborough Terrace , York YO30 7BQ

Freehold
Council Tax Band - E

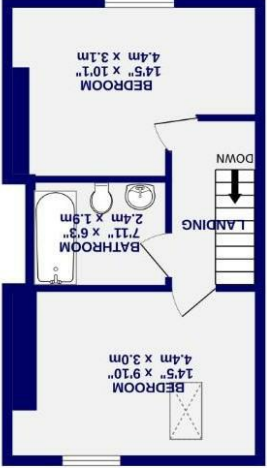
- Five Bedrooms Arranged Over Three Floors
- Riverside Position Just Off Marygate
- Period Exterior With Fully Updated Interior
- Comprehensive Improved And Ready For Occupation
- Well-Balanced And Practical Accommodation
- Open-Plan Living And Dining Space
- Principal Bedroom With En Suite
- Enclosed Courtyard With Store/Workshop
- Easy Access To City Centre And Railway Station
- EPC C



GROUND FLOOR
460 sq. ft. (42.8 sq.m.) approx.



1ST FLOOR
474 sq. ft. (44.0 sq.m.) approx.



2ND FLOOR
354 sq. ft. (32.9 sq.m.) approx.

TOTAL FLOOR AREA: 1288 sq. ft. (119.7 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 prospective purchasers should verify the measurements of rooms and any other areas and appliances shown have not been made by the vendor. The services, systems, fixtures and fittings are shown for information only and should be used as a guide only. The services, systems, fixtures and fittings are shown for information only and should be used as a guide only. The services, systems, fixtures and fittings are shown for information only and should be used as a guide only.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Earlsborough Terrace
, York
YO30 7BQ

£600,000

 5  3

A well-positioned period townhouse in a sought-after riverside setting, just off Marygate and moments from Museum Gardens, with easy access to the city centre and just a short walk to York Railway Station.

While the property retains its traditional appearance externally, the interior has been comprehensively updated to provide a clean, consistent and practical living environment. The result is a house that combines the character of its setting with the ease and reliability of a modern interior, ready for immediate occupation.

Set over three floors, the accommodation is well-balanced and straightforward, avoiding the compromises often associated with properties of this type. The ground floor includes a bright front reception space with bay window and river views, with a small number of original features retained. To the rear is an open-plan living and dining area with access to the courtyard, alongside a recently fitted kitchen with integrated appliances, leading to a cloakroom and utility space.

The upper floors offer five bedrooms arranged over two levels, together with two bathrooms and an en suite shower room, all finished in a clean and consistent style. The overall presentation is cohesive throughout, creating a calm and usable living space without the maintenance demands often associated with more traditional interiors.

Externally, the property benefits from a tiered front garden leading towards the riverside pathway along the River Ouse, and an enclosed rear courtyard with a useful store/workshop.

The terrace comprises a range of individual homes with varying layouts and levels of finish. This property stands out for its balanced accommodation, consistent presentation and the extent of its overall upgrading, and is offered in a condition ready for immediate occupation.

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*

