



Lower Ebor Street, York YO23 1AY



welcome to

Lower Ebor Street, York

This traditional property is ready for renovation, offering an excellent opportunity for buyers looking to modernise a home to their own style. While it requires updating throughout, the house has solid bones, original character, and plenty of scope to create a comfortable & attractive living space



Entrance Hall

Lounge

11' 5" x 10' 2" into recess (3.48m x 3.10m into recess)

Dining Room

12' 5" x 10' 6" into recess (3.78m x 3.20m into recess)

Kitchen

12' 11" x 7' 5" (3.94m x 2.26m)

Bedroom One

12' 6" + recess x 11' 6" (3.81m + recess x 3.51m)

Bedroom Two

12' 4" x 6' 10" + recess (3.76m x 2.08m + recess)

Bathroom



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welcome to

Lower Ebor Street, York

- A TWO BEDROOM PERIOD TERRACE
- GREAT POTENTIAL TO PUT YOUR OWN STAMP ON A HOME
- FANTASTIC INVESTMENT OPPORTUNITY
- REAR PATIO
- HIGHLY SOUGHT AFTER AREA OF YORK, JUST OFF BISHOPTHORPE ROAD

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR109799 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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