

351 sq.ft. (32.6 sq.m.) approx.

GROUND FLOOR

1ST FLOOR (23.8 sq.m.) approx.

256 sq.ft.

DOWN

UP

BEDROOM 11'6" x 10'7"

BEDROOM 12'6" x 8'10"

LIVING ROOM 11'6" x 10'7"

DINING ROOM 12'5" x 11'6"

SITTING/ 3.8m x 3.5m

KITCHEN 8'11" x 5'7"

BATHROOM 4'9" x 5'7"

2.5m x 1.7m

2.7m x 1.7m

- Pembroke Street
Off Bootham, York
YO30 7BB



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£240,000

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This charming two-bedroom period mid-terrace house is an ideal opportunity for both investors and first-time buyers. Located just off Burton Stone Lane, the property is within easy walking distance of York City Centre via Bootham, making it a highly convenient and sought-after location.

The ground floor features two spacious reception rooms: a front lounge with a large east-facing picture window that fills the space with natural light, and a rear dining/sitting room that boasts original built-in storage, a feature fireplace, and views of the west-facing garden. The kitchen is equipped with a mix of freestanding appliances and fitted wall and base units with granite-effect worktops. A modern rear bathroom, complete with a three-piece suite and a shower over the bath, adds to the home's appeal.

Upstairs are two generously sized double bedrooms, both featuring high ceilings and period details that add to the property's character.

Outside, the rear of the property offers an enclosed, west-facing, courtyard-style garden, with an established flower border and private space ideal for relaxing. On-street parking is available.

Council Tax Band B.

