



9 Buckingham Street
York, YO1 6DW
£375,000

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WITHIN THE CITY WALLS! NO ONWARD CHAIN! We as agents are delighted to have the opportunity to present to the market what is in our opinion one of the finest examples of its type. This stunning Victorian Terraced home is nestled in a quiet street within York's historic city walls and being a stones through from the bustling city centre and all its restaurants and amenities. The beautiful property has undergone a full programme of modernisation including having new uPVC slide sash windows, a new combination boiler and central heating system and full rewire. A stunning new modern kitchen with Calacatta quartz worktops and integral appliances and a beautiful contemporary shower room.

The ground floor accommodation briefly comprises: Entrance hall, living room with window to front offering plenty of natural light, dining room, a stylish kitchen with Velux windows completes the ground floor accommodation. Carpeted stairs lead to the first floor living accommodation, two good size bedrooms and a bathroom with walk in shower cubicle. Externally the property boasts a good size sunny courtyard with timber gate.

An early viewing on this stunning home is highly recommended!

Entrance Hallway

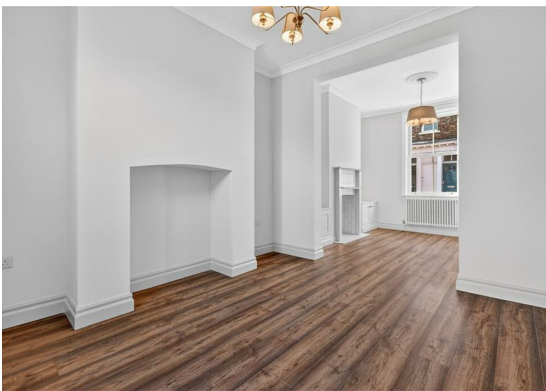
Coving, skirting, walnut effect flooring, panelled door to;

Sitting/Dining Room

Coving, ceiling rose, uPVC slide sash window to rear, traditional radiator, skirting, walnut effect flooring, power points

Lounge

Coving, ceiling rose, uPVC slide sash windows to front, fire surround, fitted storage cupboards, traditional radiator, walnut effect flooring, skirting, power points





Kitchen

Two Velux windows, fitted wall and base units, hob with extractor above, Belfast sink with antique brass mixer tap, Calacatta quartz worktop, integrated fridge/freezer, dishwasher and washer/dryer. uPVC slide sash window to side, door to rear courtyard, traditional radiator, walnut effect flooring, skirting, power points

First Floor Landing

Carpeted flooring, skirting, panelled door to;

Bedroom 1

uPVC slide sash window to front, fire with surround, panelled door storage cupboard, traditional radiator, carpeted flooring, coving, ceiling rose, power points

Bedroom 2

uPVC slide sash window to rear, fire with surround, panelled door storage cupboard housing boiler, traditional radiator, carpeted flooring, coving, ceiling rose, skirting, power points

Bathroom

Walk-in tiled shower enclosure with mains fed brass showerhead, quartz shelf, brass towel rail, wash hand basin, WC, tiled flooring

Outside

Walled courtyard with timber slatted fence, side lighting, timber gate

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



Ground Floor
415 sq ft. (38.6 sq m.) approx.

1st Floor
288 sq ft. (25.8 sq m.) approx.

Ground Floor

Kitchen
19'3" x 8'8"
4.68m x 1.75m

Sitting/Dining Room
13'5" x 11'0"
4.09m x 3.35m

Lounge
10'3" x 10'1"
3.12m x 3.07m

Halfway

UP

1st Floor

Bedroom 2
10'11" x 7'4"
3.33m x 2.38m

Shower Room
6'11" x 4'0"
2.11m x 1.22m

Bedroom 1
13'8" x 10'0"
4.17m x 3.05m

DOWN

TOTAL FLOOR AREA: 703 sq ft. (65.4 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, including room measurements, it should be noted that the floorplan is a guide only and does not constitute an offer of any property. The floorplan is a guide only and does not constitute an offer of any property. The floorplan is a guide only and does not constitute an offer of any property.

A map of York, UK, showing the location of the Jorvik Viking Centre. The map includes the River Fos, major roads like Lendal, Micklegate, and Fetter Ln, and landmarks such as York Castle Museum and the City Centre. A green pin marks the Jorvik Viking Centre location.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	68	85
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.