



## 24 York Street, Harborne

£350,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom end terraced home for sale. The property boasts NO UPWARD CHAIN. Further benefitting the property is a rear garage, also offering off street parking, whilst the house is conveniently located for all Harborne High Street has to offer.

The property comprises, entrance hallway leading to a fitted kitchen and spacious lounge. The rear of the property benefits from having a conservatory, also giving rear access to the garage. Upstairs has two double bedrooms and modern bathroom.





### **Location**

York Street is just set off Harborne High Street. The High Street boasts an array of award winning restaurants, local bars, shops including Marks and Spencers Foodhall. Along with popular Leisure facilities including Harborne Leisure Centre, Harborne Golf Club and nearby Edgbaston Priory. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham.

### **Hallway**

Stairs to first floor accommodation, central heating radiator, ceiling light point and partially glazed UPVC front door.

### **Kitchen**

Fitted kitchen with a range of base and wall units and plumbing for appliances. Central heating radiator, ceiling spot lights and window to front elevation.



### **Lounge Diner**

Spacious lounge offering sliding patio doors to conservatory, ceiling light point and central heating radiator.

### **Conservatory**

Convenient conservatory with patio doors leading into garden and two wall lights.





### **Landing**

Open bannister, ceiling light point, carpeted flooring and loft access.

### **Master Bedroom**

Spacious bedroom offering carpeted flooring, window to the rear elevation, ceiling light point and central heating radiator.

### **Bedroom Two**

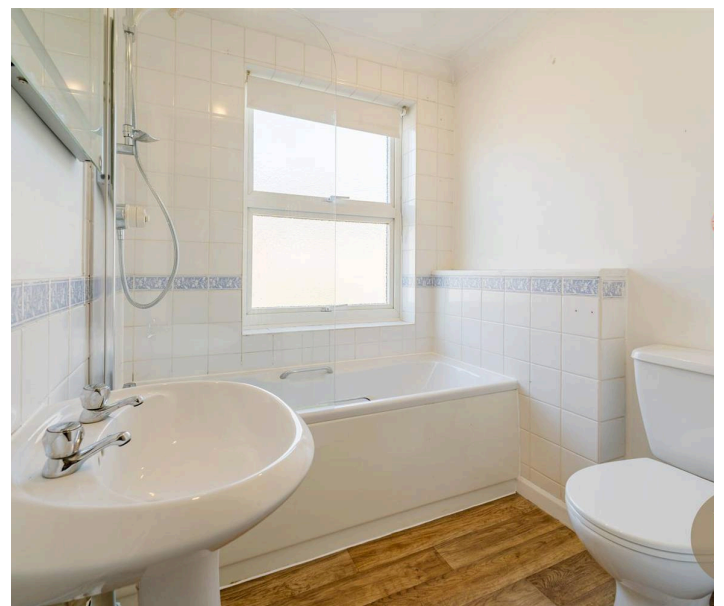
Spacious bedroom offering carpeted flooring, window to the front elevation, ceiling light point and central heating radiator.

### **Bathroom**

Modern bathroom suite, fitted bath with shower over. Low level flush WC, hand wash basin, radiator and partially tiled walls. Opaque glazed window to the front elevation and ceiling light point.

### **Garden / Garage**

Private rear garden predominantly laid to lawn and paved patio area, complete with rear access to the garage.



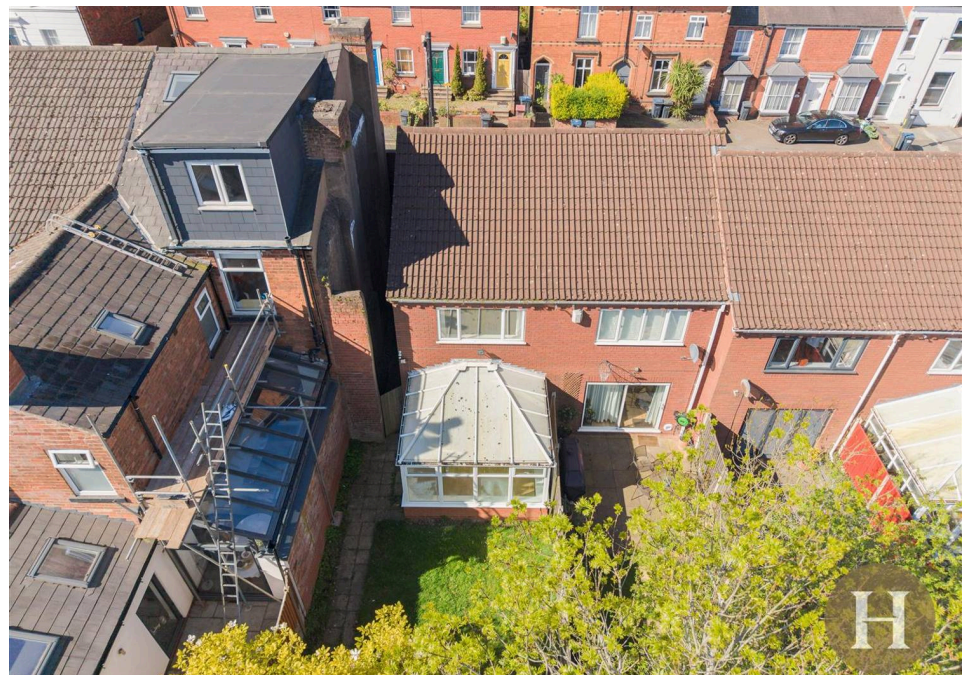
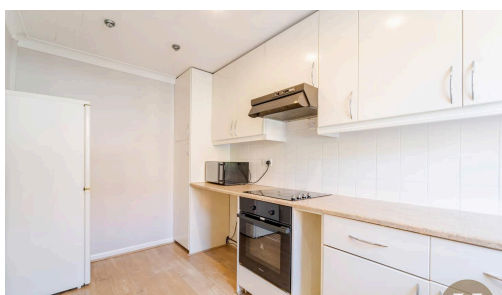
Council Tax band: D

Tenure: Freehold

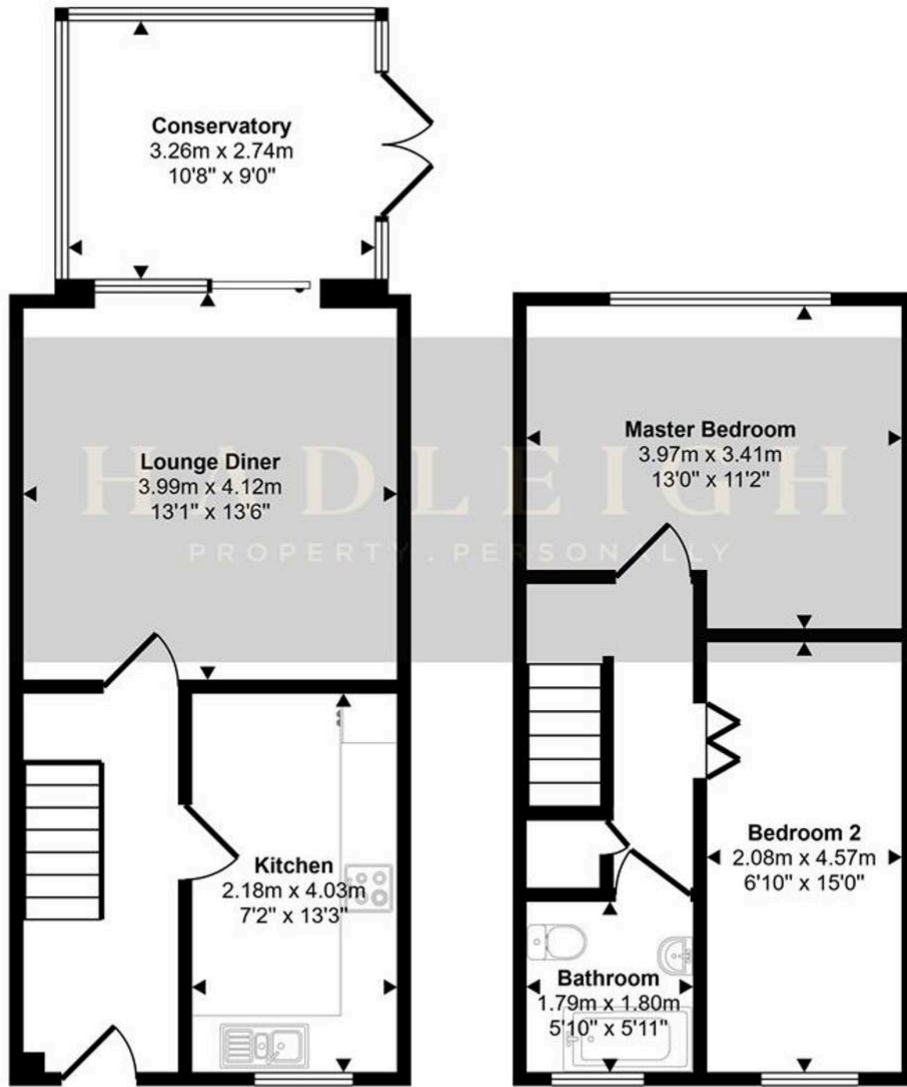
Energy Performance Certificate: D



- › Two bedroom end-terrace with garage & off-street parking
- › No upward chain
- › Spacious lounge, fitted kitchen & conservatory
- › Two double bedrooms & modern bathroom
- › Rear garage access from conservatory
- › Close to Harborne High Street



Approx Gross Internal Area  
75 sq m / 806 sq ft



Ground Floor  
Approx 42 sq m / 456 sq ft

First Floor  
Approx 33 sq m / 350 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.