Russell Street, York, YO23 1NN

- Mid-Terrace Victorian House
- Three Bedrooms And Two Bathrooms, Including En-Suite
- No Onward Chain
- Council Tax Band C
- Prime Central Location Moments From Bishy Road
- Classic Victorian Character
- Low-Maintenance Courtyard With Gated Access

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DESCRIPTION

Situated on Russell Street, a popular residential area just a short walk from York city centre, this well-proportioned three-bedroom Victorian mid-terrace offers generous accommodation arranged over two floors and is available with no onward chain.

The ground floor comprises an entrance porch and hallway, a bay-fronted living room, and a separate dining room providing ample space for both relaxing and entertaining. To the rear, a fitted kitchen leads to a useful utility area and ground-floor W.C., offering excellent practicality for modern living.

To the first floor, the property benefits from three bedrooms and two bathrooms. The principal bedroom includes an en-suite shower room, while the remaining two bedrooms are served by a family bathroom and separate W.C., all accessed from a central landing.

Externally, the property enjoys a low-maintenance rear courtyard with space for seating and secure gated access. Residents' permit parking is available on the street.

Russell Street is ideally placed for access to York railway station, the Knavesmire and Racecourse, and several well-regarded schools. The independent shops, cafés and restaurants of the popular Bishopthorpe Road are just a short stroll away, making this a superb location for those seeking a vibrant community within easy reach of the city centre.

An excellent opportunity for first-time buyers, professionals or investors seeking a characterful home in one of York's most desirable central locations.

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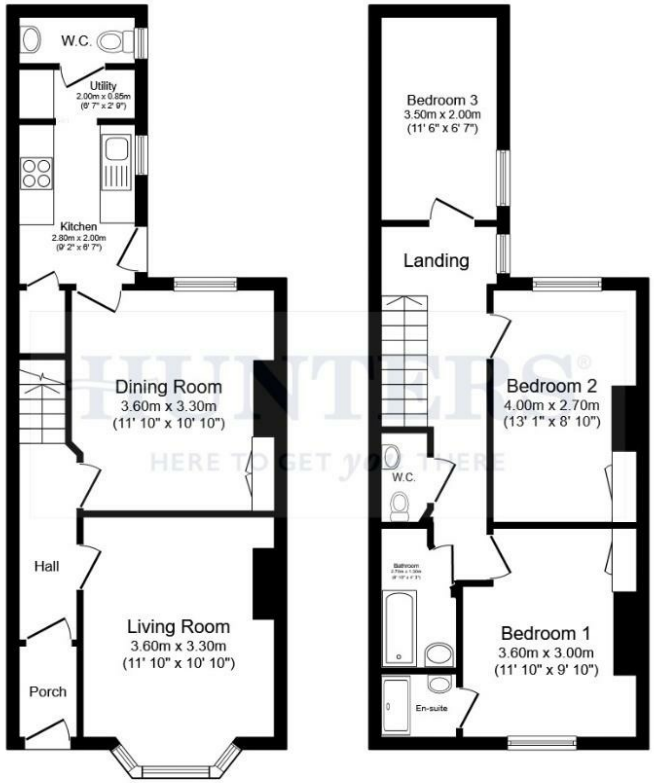


Ground Floor **First Floor**

Total floor area 87.4 sq.m. (940 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

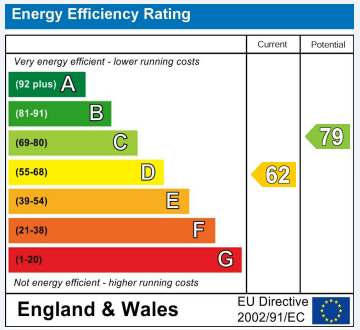
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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