Pembroke Street, York

£200,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

Pembroke Street, York YO30 7BB

Est. 1871

£200,000

Situated in a popular residential area close to York city centre, this end of terrace home offers an excellent opportunity for buyers looking to modernise and create a property to suit their own tastes and requirements. Offered for sale with no onward chain, the property is likely to appeal to first time buyers, investors and those seeking a project in a well-connected location.

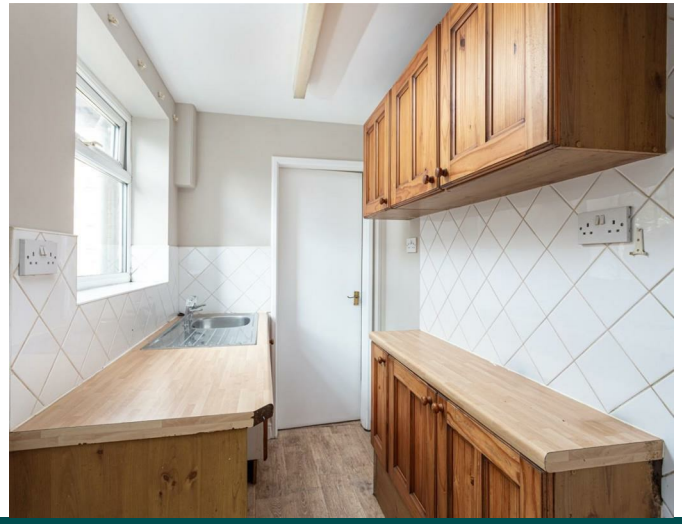
Internally, the accommodation is arranged over two floors and includes two reception rooms to the ground floor, providing flexible living and dining space. To the rear is a fitted kitchen along with a ground floor bathroom. While the property has been maintained, it would now benefit from a programme of updating and cosmetic improvement, offering clear potential for enhancement.

To the first floor are two well-proportioned double bedrooms, both offering good levels of natural light and comfortable accommodation.

Externally, the property enjoys the advantage of being end of terrace with access running along the side elevation. On-street parking is available to the front, while the location places a range of local amenities, transport links and York city centre within easy reach.

A blank canvas with plenty of potential in a convenient and established location, early viewing is recommended.

In accordance with Anti-Money Laundering Regulations, we



Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed.
EPC Rating: E - 53
Council Tax: B - City of York
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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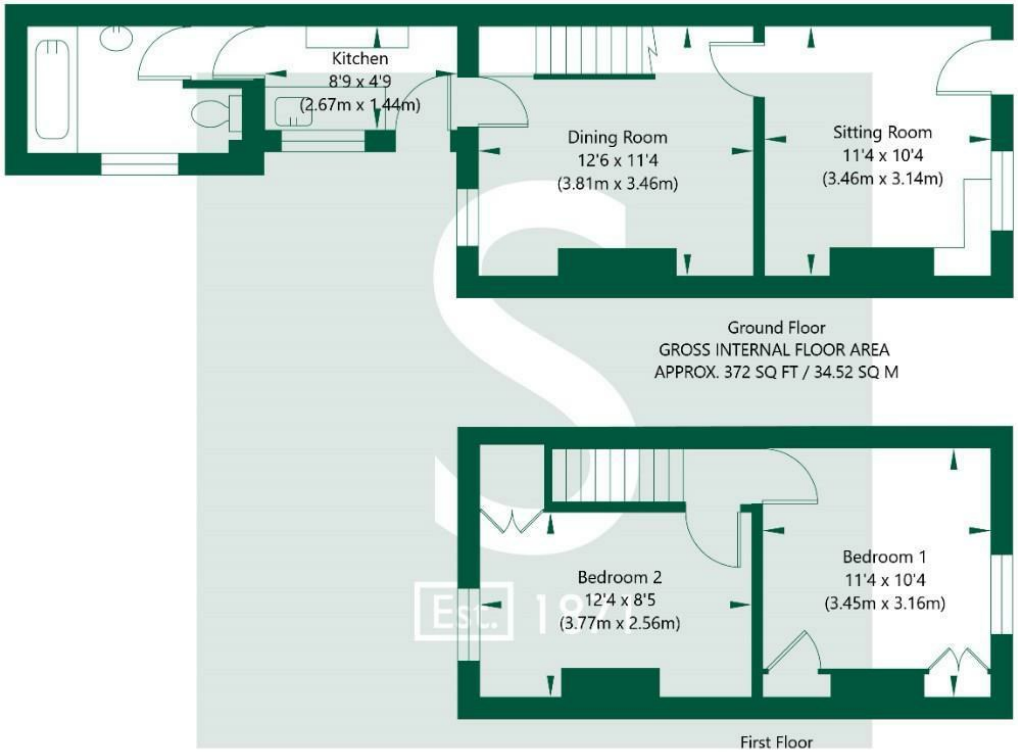

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 635 SQ FT / 58.96 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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