



9 Buckingham Street
York, YO1 6DW

Guide Price £350,000

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 and a good size double bedroom as well as a versatile single bedroom/ideal study 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!

Please note: The photos on this listing are computer-generated images (CGIs). They are for illustrative and conceptual purposes only. We have added digital furniture to the empty rooms to help buyers visualise the space's potential.

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

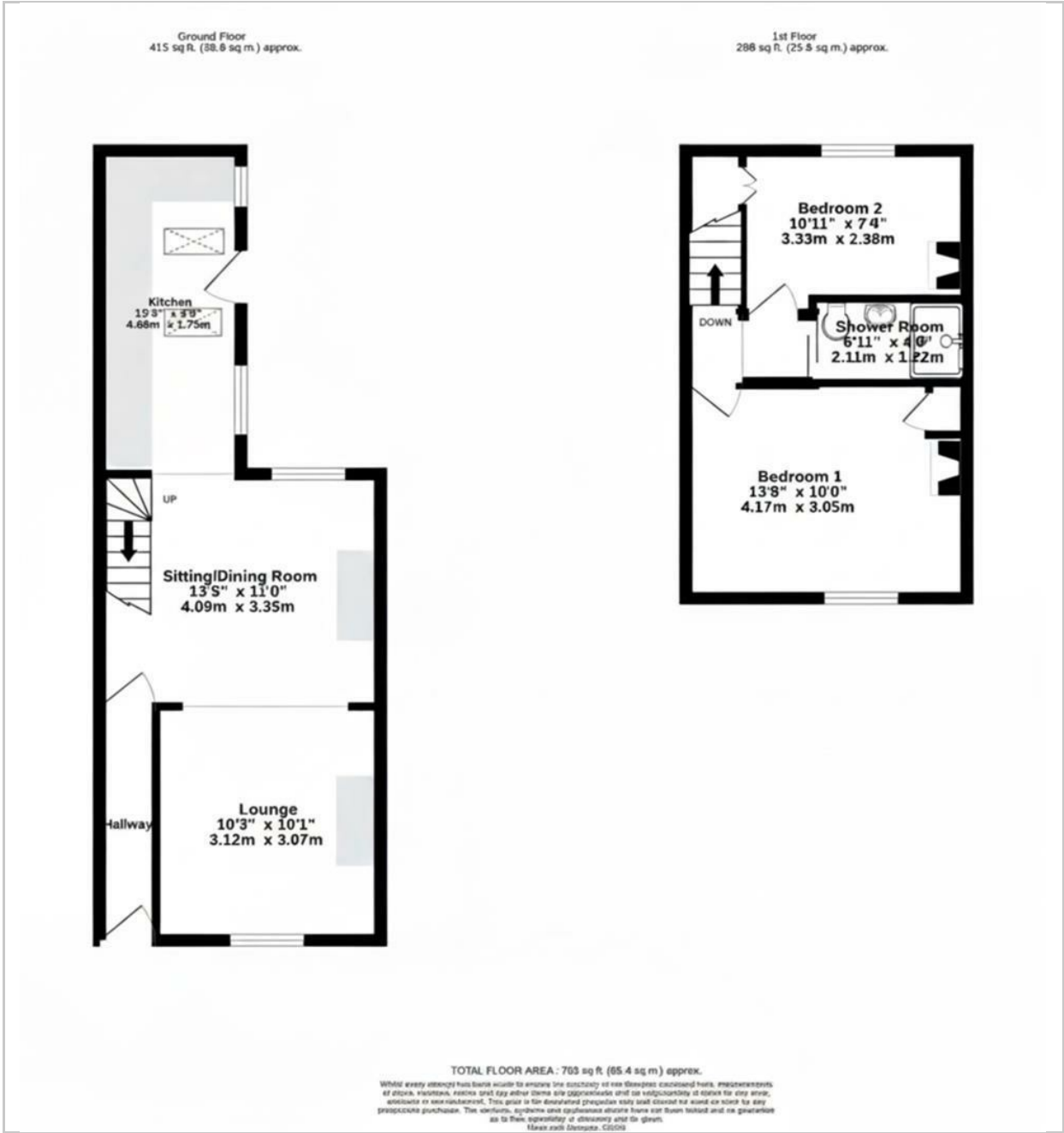
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch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

Please Note

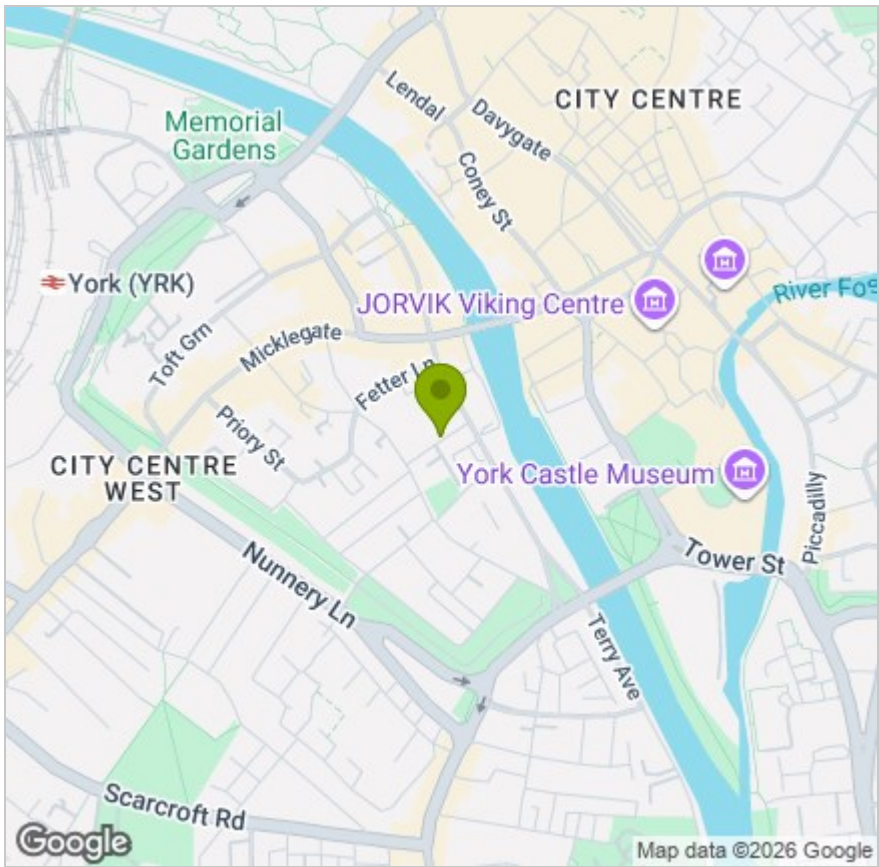
The photos on this listing are computer-generated images (CGIs). They are for illustrative and conceptual purposes only. We have added digital furniture to the empty rooms to help buyers visualise the space's potential.



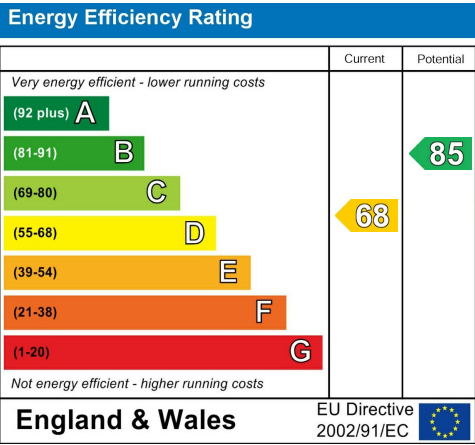
FLOOR PLAN



LOCATION



EPC



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.