



**1 Tyburn Court  
St George's Place, York  
YO24 1EH**

**£375,000**

Situated just off Tadcaster Road, this attractive end townhouse enjoys a prime location within easy walking distance of York Racecourse and a pleasant stroll into York city centre. Beautifully renovated by the current owners in 2024.

The accommodation opens into an entrance hallway, leading to a bright and spacious lounge with access through to a modern dining kitchen, complete with integrated appliances. A useful cloakroom and pantry cupboard complete the ground floor.

To the first floor are two well-proportioned bedrooms and a contemporary fitted shower room.

Externally, the property benefits from a garage and additional off-street parking to the front. A charming walled courtyard garden, planted with shrubs, provides outdoor space, with a pathway extending around the side and rear.

Offered for sale with no forward chain, this delightful home is tucked away within a peaceful and secluded development, making it an excellent opportunity for both homeowners and investors alike.

EPC rating D  
Council Tax Band C

**Entrance Hall**

UPVC door. Stairs ahead to the first floor. Double doors leading into the lounge.

**Lounge**

17'4 x 14'7 (5.28m x 4.45m)

UPVC bay window. Radiator. Door to kitchen.

**Kitchen/diner**

12'3 x 11'2 (3.73m x 3.40m)

A modern fitted kitchen with wall and base units and coordinating worktops. Built in double oven. Electric hob with extractor hood over. Integrated fridge freezer, washing machine and dishwasher. Cupboard housing boiler. UPVC part glazed door leading to the side elevation. Two UPVC windows. Radiator. Space for dining table and chairs. Door to inner lobby.





### Inner Lobby

Door to cloakroom. Door to understairs storage.

### Cloakroom

Fitted two piece suite comprising; Wash hand basin and toilet. Radiator. Opaque UPVC window.

### Stairs to first floor

### Bedroom One

12'3 x 11'11 (3.73m x 3.63m)

A bright and spacious bedroom with UPVC window and radiator. Door to large storage cupboard with clothes rail.

### Bedroom Two

7'10 x 12'6 (2.39m x 3.81m)

With UPVC window. Radiator.

### Bathroom

10'3 x 4'7 (3.12m x 1.40m)

A modern fitted three piece suite comprising; walk-in shower, wash hand basin with vanity unit and toilet. Radiator. Opaque UPVC window.

### Outside

To the front of the property is an attractive walled courtyard with established shrubs and low level planted border. There is a paved pathway leading to the side and rear elevation.

### Garage

Within a block of garages to the front of the communal courtyard of properties.

### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid.

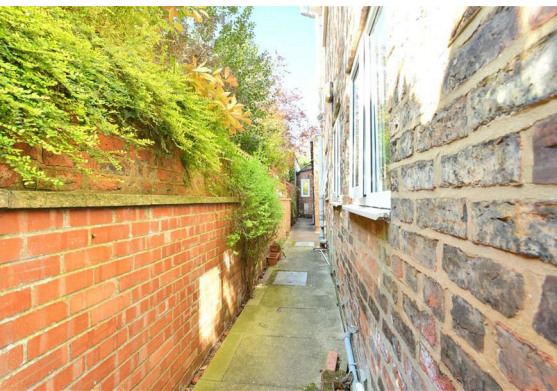
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

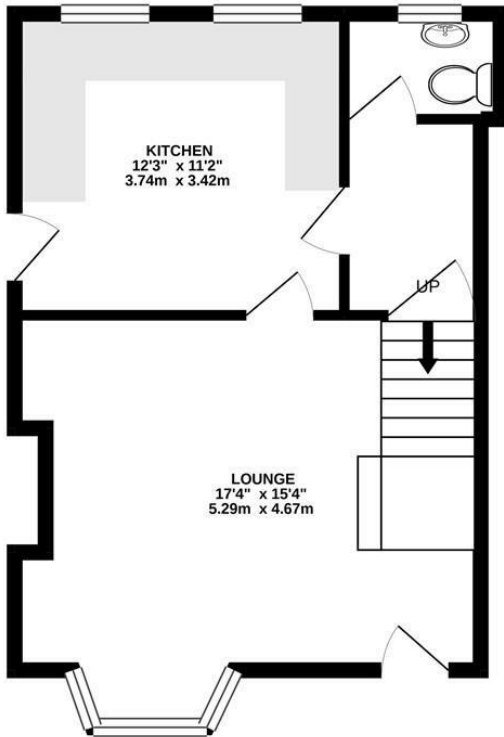
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### Anti - Money Laundering Compliance

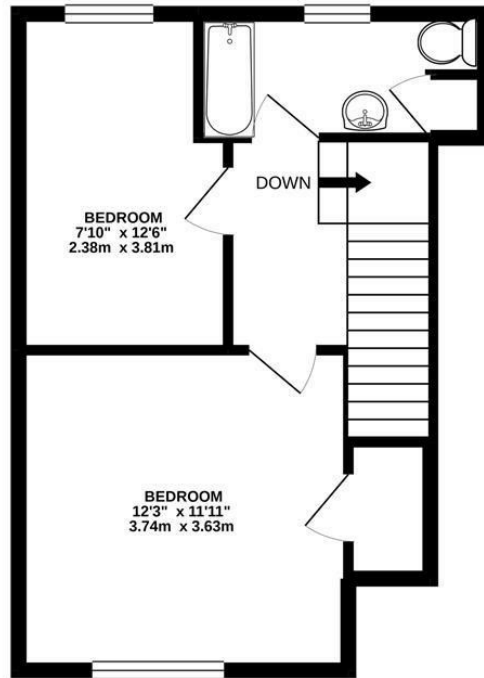
We are legally required to conduct Anti Money Laundering checks on all purchasers related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.



GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.

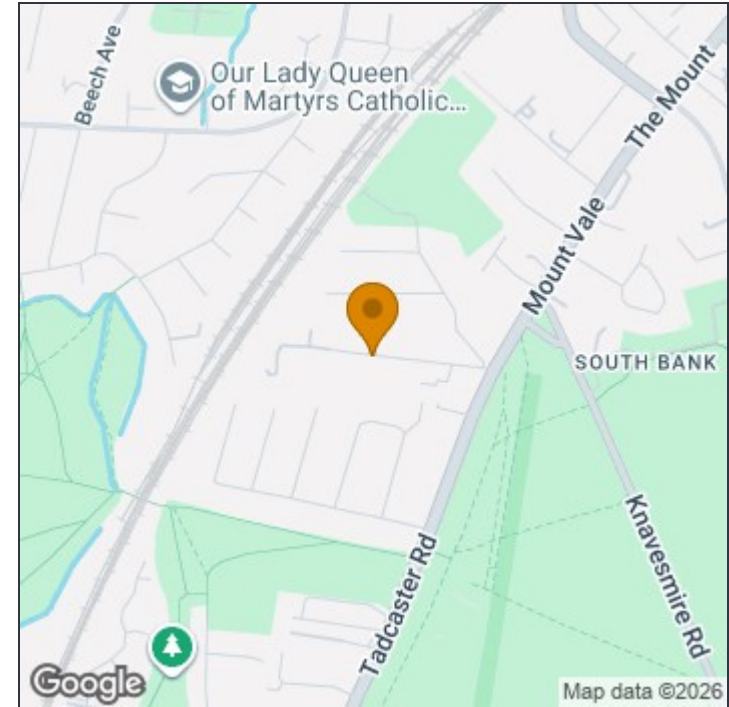


1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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