

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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- EPC F
- Offered No Onward Chain
- Close Proximity To CC & Train Station
- Popular Residential Area
- First Floor Bathroom
- Two Reception Rooms
- Two Bedrooms
- Period Victorian Terrace

Freehold  
Council Tax Band - C

# Melbourne Street , York YO10 5AQ



1ST FLOOR  
472 sq ft. (43.8 sqm.) approx.

GROUND FLOOR  
483 sq ft. (44.9 sqm.) approx.



Melbourne Street  
, York  
YO10 5AQ

£350,000



Located in the ever-popular residential area of Fishergate, just a scenic riverside walk from York City Centre and within easy reach of the train station, this much-loved family home is offered with no onward chain. Owned by the same family for over three quarters of a century, it has been carefully maintained throughout, however is in need of some updating and now presents a wonderful opportunity for the next owners to make it their own.

The property is entered via a welcoming hallway that leads into the principal reception room at the front. A generous bay window fills the space with natural light, highlighting a range of charming original features found throughout the house, including picture rails and decorative ceiling corning. A second reception room sits to the rear and enjoys its own fireplace, Victorian built-in cupboards and views towards the courtyard garden. Beyond is the fitted kitchen, offering a good selection of units and ample worktop space.

To the first floor are two well-proportioned bedrooms. The spacious principal bedroom is currently divided by a stud wall, creating two separate areas and benefitting from dual windows that ensure the room feels bright throughout the day. The second double bedroom features an original fireplace and a Victorian-style wardrobe. Completing the accommodation is the house bathroom, fitted with a three-piece suite and useful built-in storage.

Outside, the south-facing courtyard provides a peaceful spot to enjoy the sunshine, surrounded by established planting and enclosed by original brick boundaries. There are two outbuildings, and on-street permit parking is available to the front.

With its sought-after location, period charm and exciting potential, early viewing is highly recommended.

Council Tax Band C

