



Nicholas Street, York, YO10 3EQ

- No Onward Chain
- Spacious Kitchen/Diner Ideal For Modern Living And Entertaining
- Close To City Centre And University Of York

- Two Double Bedrooms In A Sought-After Central York Location
- Character Features Including Exposed Brick Fireplace
- Council Tax Band B

£250,000



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DESCRIPTION

Located just off Lawrence Street within easy walking distance of York city centre, this well-presented two-bedroom period terraced house offers spacious accommodation, character features and excellent access to local amenities, the University of York and transport links.

The property opens into a cosy front living room featuring an exposed brick fireplace, large window and neutral décor, creating a welcoming and comfortable space. To the rear, a generous kitchen/dining room forms the heart of the home, offering terracotta tiled flooring, ample cabinetry and worktop space, and room for a full dining table—ideal for everyday living and entertaining.

Upstairs are two well-proportioned double bedrooms providing flexible accommodation for a main bedroom, guest room or home office.

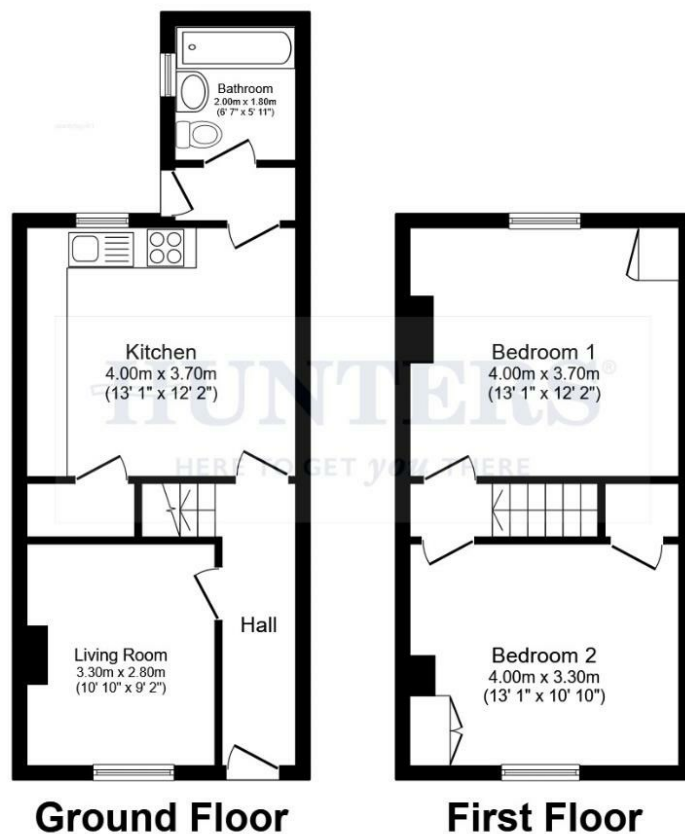
Externally, the property benefits from a private enclosed rear courtyard with secure gated access, space for seating or bike storage and a useful timber shed, perfectly suited to low-maintenance city living. The traditional brick frontage and forecourt adds to the charm of this classic York terrace.

Nicholas Street is ideally positioned close to York city centre, Foss Islands retail park, supermarkets, cafés and regular bus routes, making it an excellent choice for first-time buyers, investors or those seeking a convenient city base.

Offered with no onward chain, this characterful home combines period charm, practical living space and a highly sought-after York location.







Total floor area 69.4 sq.m. (747 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 propertybox.io

Viewings

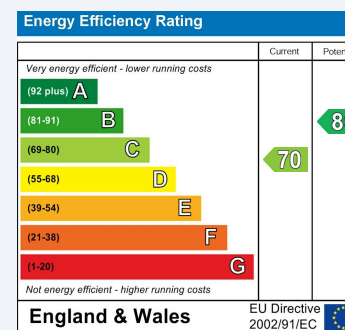
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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