



Baker Street, York, YO30 7AX

- Beautifully Presented
- Forecourted Terrace
- No Onward Chain
- Popular Location
- Modern Kitchen and Bathroom

£245,000

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DESCRIPTION

A beautifully presented two-bedroom forecourted terrace, ideally situated within this ever-popular and highly convenient residential location just north of York city centre.

This charming period home offers a thoughtful blend of character features and modern comfort, making it an ideal purchase for first-time buyers, professional couples, or those seeking a well-appointed investment property.

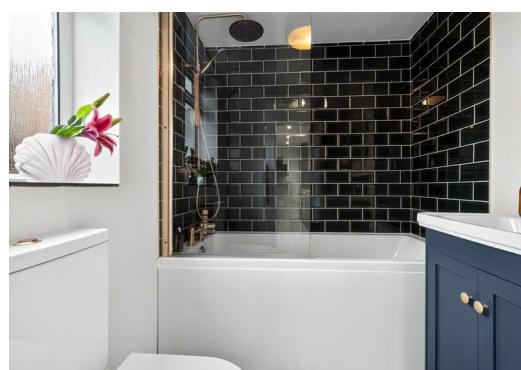
Upon entering the property, a welcoming porch and entrance hall lead through to the living room, featuring a generous bay window that floods the room with natural light. Beyond lies a well-proportioned dining room, offering an excellent entertaining or everyday living space, with direct access to the kitchen.

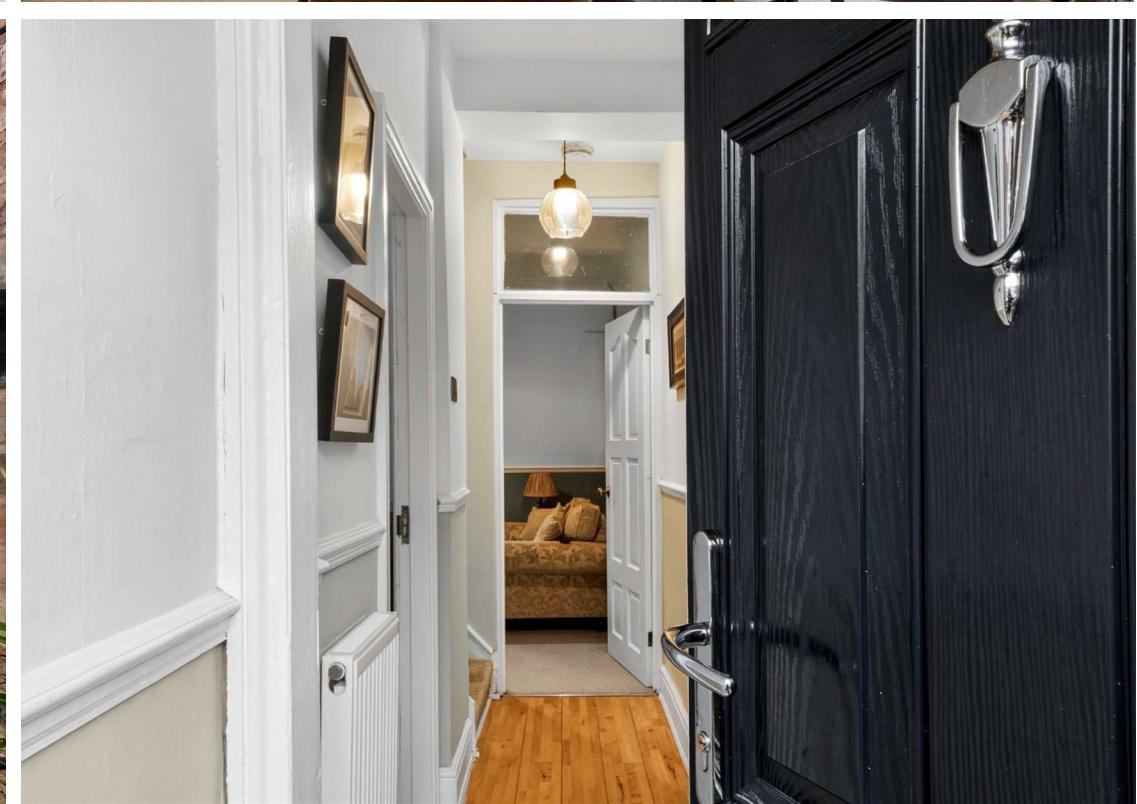
The kitchen is fitted with a range of modern units and enjoys a pleasant outlook toward the courtyard garden. The modern bathroom completes the ground floor accommodation.

To the first floor are two generously sized double bedrooms.

Externally, the property benefits from a forecourt garden to the front and an enclosed courtyard to the rear.

Located close to local shops, amenities, transport links, and within easy reach of York Hospital and the city centre, this superb home is ready to move straight into.







Total floor area 77.1 sq.m. (830 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 www.focalagent.com

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.