



Norfolk Street, York

- OUTSTANDING PERIOD PROPERTY
- ORIGINAL FEATURES
- TWO RECEPTION ROOMS
- GARAGE/WORKSHOP
- EPC RATING D

- FOUR BEDROOMS
- EXTREMELY SOUGHT-AFTER LOCATION
- 24 FT. KITCHEN DINER
- COUNCIL TAX BAND C

Guide Price £520,000

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Norfolk Street, York

DESCRIPTION

Located in one of York's most sought-after areas close to Bishopthorpe Road and the beautiful Rowntree's Park. This property is an outstanding example of a fore-courted, Edwardian, four bedroomed mid-terrace and is oozing with charm and character of the period blended with contemporary features essential for the modern family needs. The accommodation which retains original and characterful features including, fireplaces, coving and plaster work, sash windows, stripped pitch pine internal doors and flooring and picture rails. The spacious accommodation extends to over 1200 sq. ft. and boasts two reception rooms and a 24ft. dining kitchen. We strongly advise an early internal inspection of this property to avoid disappointment. The accommodation which benefits from gas fired central heating briefly comprises; rain porch, entrance door with over light, entrance vestibule and entrance hall with mosaic tiled floor, lounge with period fire place, dining room/sitting room, with cast iron multi fuel burning stove original cupboard and draw unit set into chimney recess, open plan dining kitchen with fitted base and wall units in a 'Shaker' style finish with polished granite work surfaces & splash backs, integral electric oven, hob and matching extractor fan hood, plumbing for dish washer and washing machine, ceramic tiled floor, built in storage cupboard and door to rear court yard. To the first floor is a galleried landing bedrooms one & two with period fireplaces, bedroom three, three-piece house bathroom with P-shaped bath with shower and screen over. Further stairs to second floor landing, bedroom four with oak flooring. Outside is a half wall with iron railings and gate which leads to fore-courted garden. To the rear is an enclosed split-level courtyard with workshop to rear with doors to rear alley way.

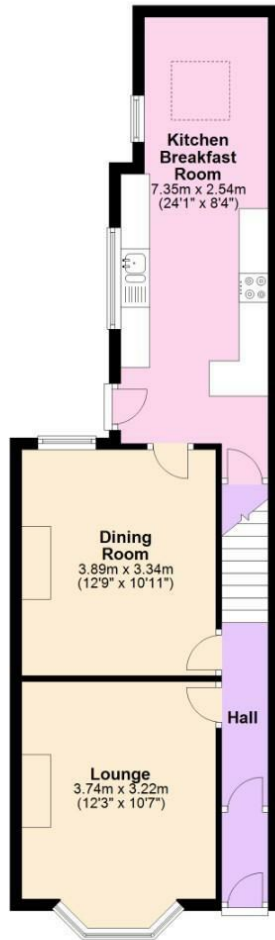
This is a Freehold property. Council Tax Band C.





Ground Floor

Approx. 48.7 sq. metres (524.3 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



Second Floor

Approx. 19.6 sq. metres (210.9 sq. feet)



Total area: approx. 113.1 sq. metres (1217.3 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | |
| (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.

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

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