



Sutherland Street, York, YO23 1HQ

- Charming Victorian Character
- Stunning Condition
- Excellent Connectivity
- Prime Southbank Location
- Private Rear Courtyard
- Council Tax Band B

£300,000



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DESCRIPTION

Tucked away in York's desirable Southbank area, this stunning Victorian mid-terraced home offers a perfect blend of period charm and modern living.

Sutherland Street is just moments from the open green spaces of the Knavesmire, walking distance to the City Centre and the vibrant Bishopthorpe Road, known for its independent shops, cafés, and restaurants.

The ground floor features two spacious reception rooms filled with natural light, ideal for both relaxing and entertaining. Original details are thoughtfully preserved, complemented by tasteful modern updates that enhance comfort and style.

Upstairs, two well-proportioned double bedrooms provide peaceful, light-filled spaces designed for rest and privacy.

To the rear, a private courtyard offers a quiet escape- perfect for morning coffee or summer gatherings.

With its characterful design and prime location, this beautifully presented home is a rare find in one of York's most sought-after neighbourhoods.







Ground Floor
Floor area 47.4 sq.m.
(510 sq.ft.)

First Floor
Floor area 30.4 sq.m.
(327 sq.ft.)

Total floor area: 77.8 sq.m. (838 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Viewings

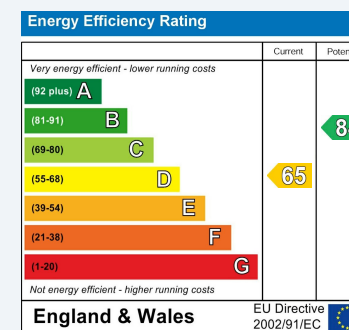
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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.