

## Baker Street, , York, North Yorkshire, YO30 7AX

- WELL PRESENTED
- BATHROOM AND SHOWER ROOM
- COUNCIL TAX BAND B
- UTILITY ROOM
- KITCHEN DINER
- EPC RATING C

**Offers Over £210,000**



# Baker Street, , York, North Yorkshire, YO30 7AX

## DESCRIPTION

A two bedroom terraced home in a popular residential location close to York hospital, less than a mile from York's historic city walls.

Upon entering the property you have a bright living room with bay window and feature fireplace creating a focal point.

An inner hallway houses the stairs and leads through to the kitchen diner with its range of base and wall units and integrated oven, hob and extractor fan above.

Beyond the kitchen is a useful utility room with plumbing for white goods and then a shower room with sink, W.C and walk in shower cubicle.

To the first floor you have two bedrooms, each with fitted storage and one with an ensuite bathroom comprising sink, W.C and bath with shower over.

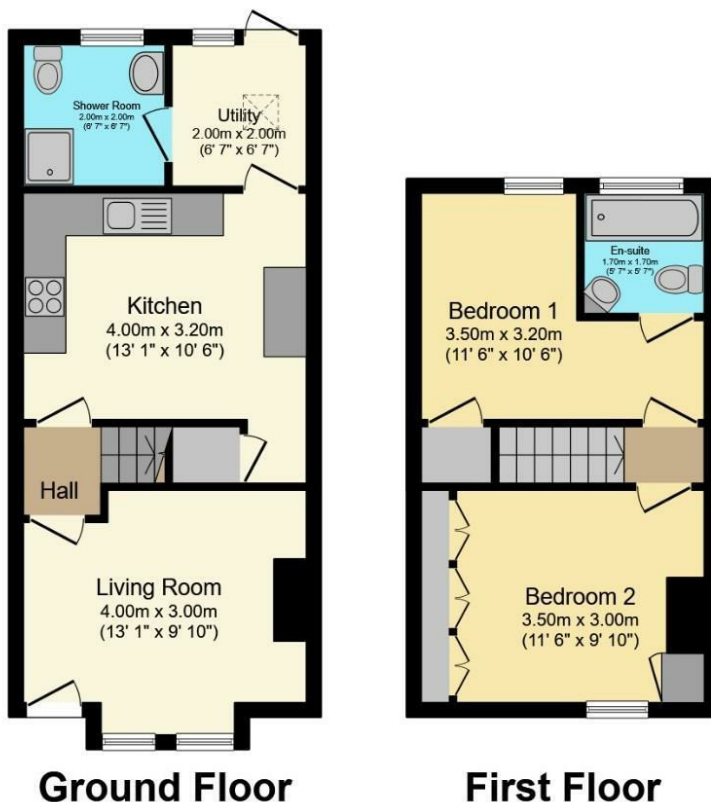
Externally there is a rear courtyard with gated access to the alley way beyond.

Viewing of this property is highly recommended to truly appreciate all it has to offer.

This is a Freehold property. Council Tax Band B.







Total floor area 66.9 sq.m. (720 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](http://www.focalagent.com)

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### Viewings

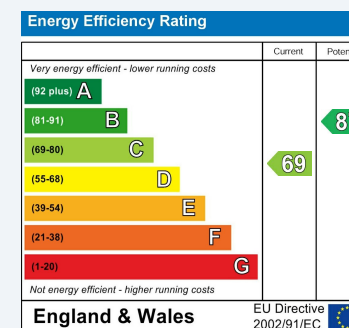
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.