



## Berkeley Terrace, , York, YO26 4RT

- Three Good Sized Bedrooms
- Original Edwardian Period Features
- Two Reception Rooms
- Rear Courtyard Garden with Timber Shed
- Excellent Transport Links to York City Centre & Local Amenities
- Ensuite
- Walk-In Wardrobe
- Log Burner
- No Onward Chain

**Asking Price £290,000**





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## DESCRIPTION

This beautifully maintained 3-bedroom Edwardian home blends period charm with modern living, in a sought-after York location—just a short walk from Acomb's amenities and within easy reach of the city centre. With three good sized bedrooms, two reception rooms, an en-suite, and a low-maintenance courtyard garden, it's perfect for buyers looking for charm, space and convenience. Offered with no onward chain.

Step through the vestibule entrance into a welcoming hallway where the original Edwardian tiled flooring sets the tone for the character found throughout the home. The front living room is light-filled and inviting, thanks to larger-than-average windows and a beautiful period fireplace.

To the rear, a spacious second reception room offers a cosy log burner (installed 2022) and useful under-stairs storage and cupboard- ideal for dining, relaxing, and working from home.

The room flows through to a modern fitted kitchen (installed in 2021) with ample unit storage and space for freestanding appliances. A modern ground-floor bathroom completes the lower level.

Upstairs, the main double bedroom includes an en-suite shower room, walk-in wardrobe and original fireplace. The second double bedroom currently functions as a guest room and home office, making this a flexible space for modern living. The third bedroom also retains its period fireplace and features built-in wardrobes.

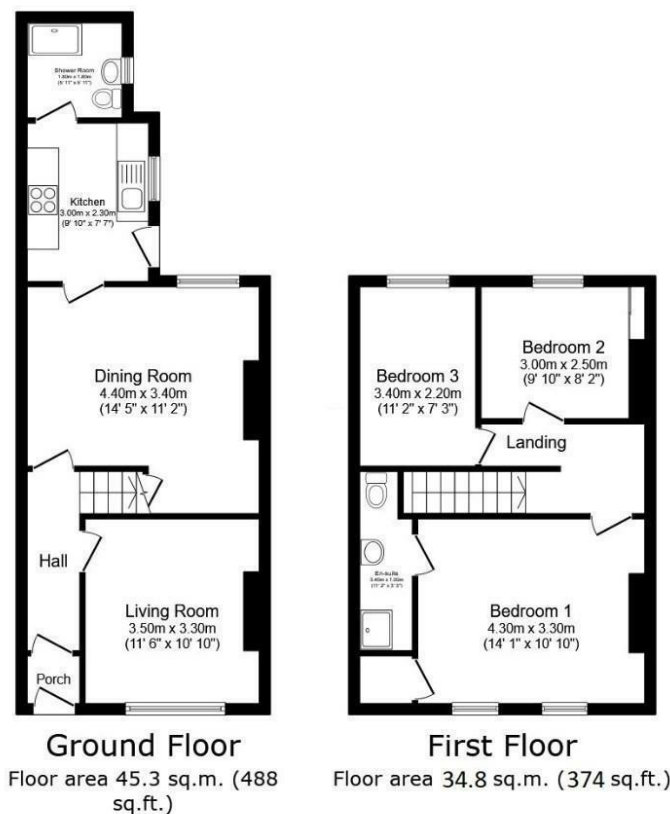
Outside, the charming large rear courtyard garden features a timber shed, log store, outside tap, water butt, and double electric socket. Raised flower beds bursting with established flowers and fruitful raspberry bushes complete the space - ideal for low-maintenance versatile outdoor enjoyment.

The property also benefits from an alarm system for added security, and ample non-permit on-street parking.









Total floor area: 80.1 sq.m. (862 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](http://www.Propertybox.io)

### Viewings

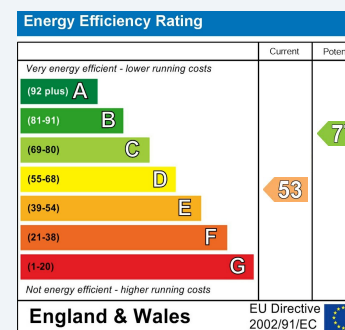
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

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