



Rose Street, , York, North Yorkshire, YO31 8JF

- No Onward Chain
- New Boiler 2021
- Two Reception Rooms
- Requires Modernisation
- Popular Location
- Council Tax Band B

Offers Over £200,000



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DESCRIPTION

An exciting opportunity for somebody to put their own stamp on a terrace home in a popular location offering convenient access to the city centre, hospital, Nestle and York St John university.

Upon entering the property there is an entrance porch leading through to the living room. To the rear is a further reception room which in turn leads to a galley kitchen with store beyond.

To the first floor there are two bedrooms, each with built in cupboard. The bathroom is off the one of the bedrooms and has a sink, W.C, bath and separate shower cubicle.

Externally there is a rear courtyard with brick built store, offering excellent potential to knock through and create a ground floor W.C or bathroom (subject to necessary permissions).

Offered for sale with no onward chain.







Total floor area: 77.2 sq.m. (831 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

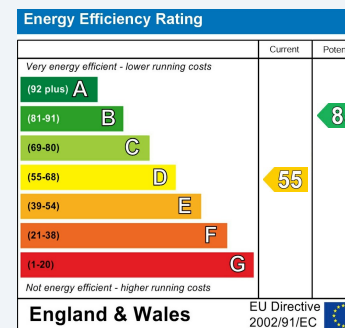
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.