



Cromer Street, York, YO30 6DQ

- REQUIRES MODERNISATION
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- GOOD LOCAL AMENITIES
- LESS THAN A MILES TO CITY WALLS

£220,000



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DESCRIPTION

A two bedroom, fore courted terrace property located in a popular residential area approximately one mile from York's historic city walls. Upon entering the property you have an entrance hallway with stairs leading to the first floor. The first of two reception rooms is located to the front of the property with a large bay window allowing in plenty of light, there is also a fireplace. The second reception room has a gas fire as well as built in storage.

The kitchen is located to the rear of the property and features a range of base and wall units as well as space and plumbing for free standing appliances, an external door gives access to the rear courtyard.

To the first floor you have a landing, two bedrooms and the family bathroom with sink, W.C, free standing roll top bath as well as walk in shower cubicle.

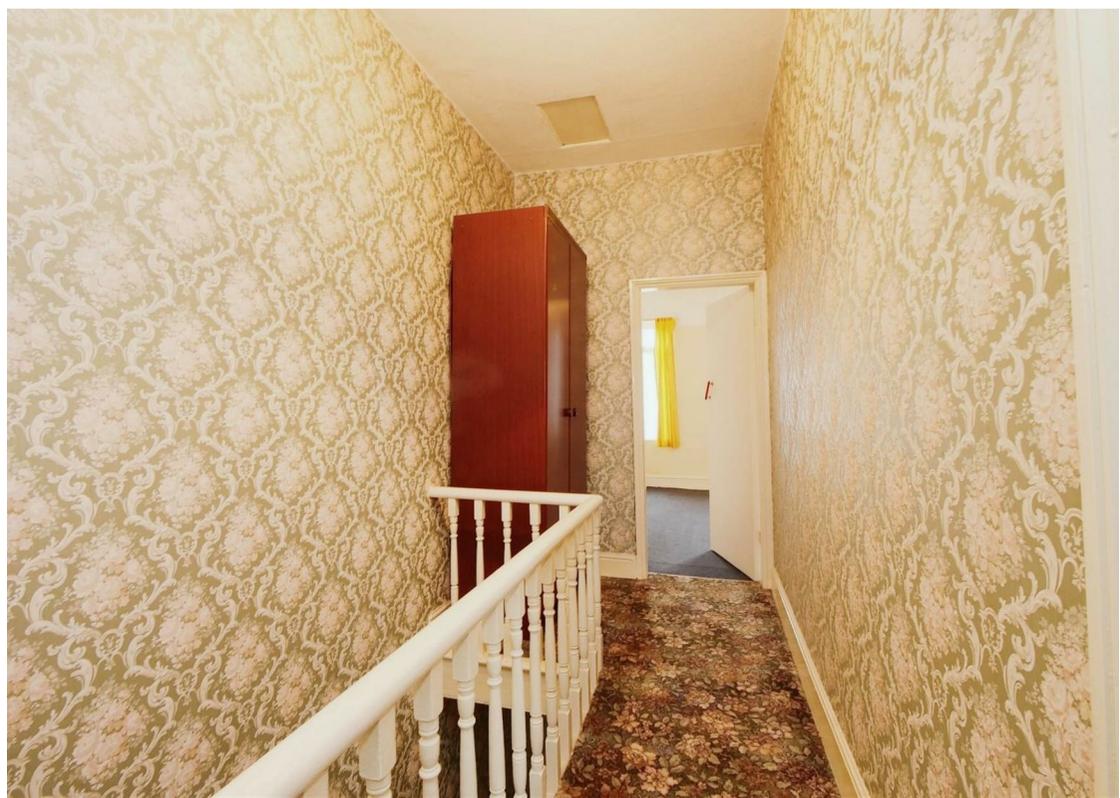
Externally the property has a walled courtyard to the rear with brick built stores as well as double gated access to the alley way beyond.

Cromer Street is located close to a range of shops and other amenities on Burton Stone Lane and also provides convenient access to York City Centre and the hospital.

This property is in need of modernisation and offers an excellent opportunity for somebody to put their own stamp on.

Viewing is highly recommended to truly appreciate all that is on offer.







Total floor area 95.2 sq.m. (1,025 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).
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com <https://www.hunters.com>

