



## Scarborough Terrace, , York, YO30 7AW

- LESS THAN A MILE FROM CITY WALLS
- LOUNGE DINER
- LARGE FIRST FLOOR BATHROOM
- EPC RATING D
- POPULAR LOCATION
- NO ONWARD CHAIN
- COUNCIL TAX BAND B

£265,000

**HUNTERS®**  
HERE TO GET *you* THERE

# Scarborough Terrace, , York, YO30 7AW

## DESCRIPTION

A well maintained, two bedroom terrace house in a popular residential location less than a mile from York's historic city walls.

Upon entering the property you have an entrance porch which in turn leads through to the hallway with stairs leading to the first floor.

There is a spacious, open plan lounge diner running front to back of the property with a feature fireplace creating a focal point and double doors to the rear leading to the courtyard.

The kitchen is found to the rear of the property and features a range of base and wall units with integrated oven and hob as well as space and plumbing for free standing appliances. There is a useful understairs storage cupboard and an external door leads out to the courtyard.

To the first floor you have two double bedrooms and the family bathroom with sink, W.C, roll top bath and separate shower cubicle.

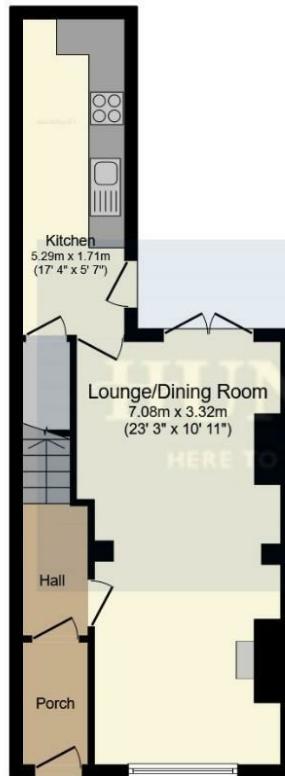
Externally the property has a rear courtyard with gated access to the alleyway beyond.

Scarborough Terrace is a popular residential street offering convenient access to a range of local amenities, the city centre, York hospital and York St John university.

Offered for sale with no onward chain viewing is highly recommended to truly appreciate all it has to offer.







**Ground Floor**



**First Floor**

Total floor area 75.7 m<sup>2</sup> (815 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)

### Viewings

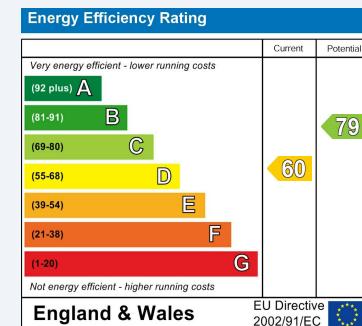
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.