



Aldwark, , York, YO1 7BU

- CITY CENTRE LOCATION
- FOUR BATHROOMS
- COURTYARD
- EPC RATING D
- BEAUTIFULLY PRESENTED
- GARAGE
- COUNCIL TAX BAND E

Guide Price £550,000



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DESCRIPTION

A beautifully presented four bedroom, three-storey townhouse that has undergone a course of renovations; including all bathrooms, kitchen and a new boiler, is located on a sought after street in the heart of York city centre. Upon entering the property you have an entrance porch leading through to the spacious living room with a large window to the front elevation allowing in plenty of light.

Double doors lead from the living room to the modern kitchen with its range of base and wall units, integrated appliances and a breakfast bar. There is a useful understairs cupboard and door leading out to the rear courtyard.

To the first floor you have two bedrooms, one of which has an ensuite shower room. There is a further bathroom with sink and built in vanity unit, W.C and bath with shower over.

The second floor boasts a further two bedrooms, one with ensuite shower room and the other with views of York Minster. The second floor is completed by a further shower room.

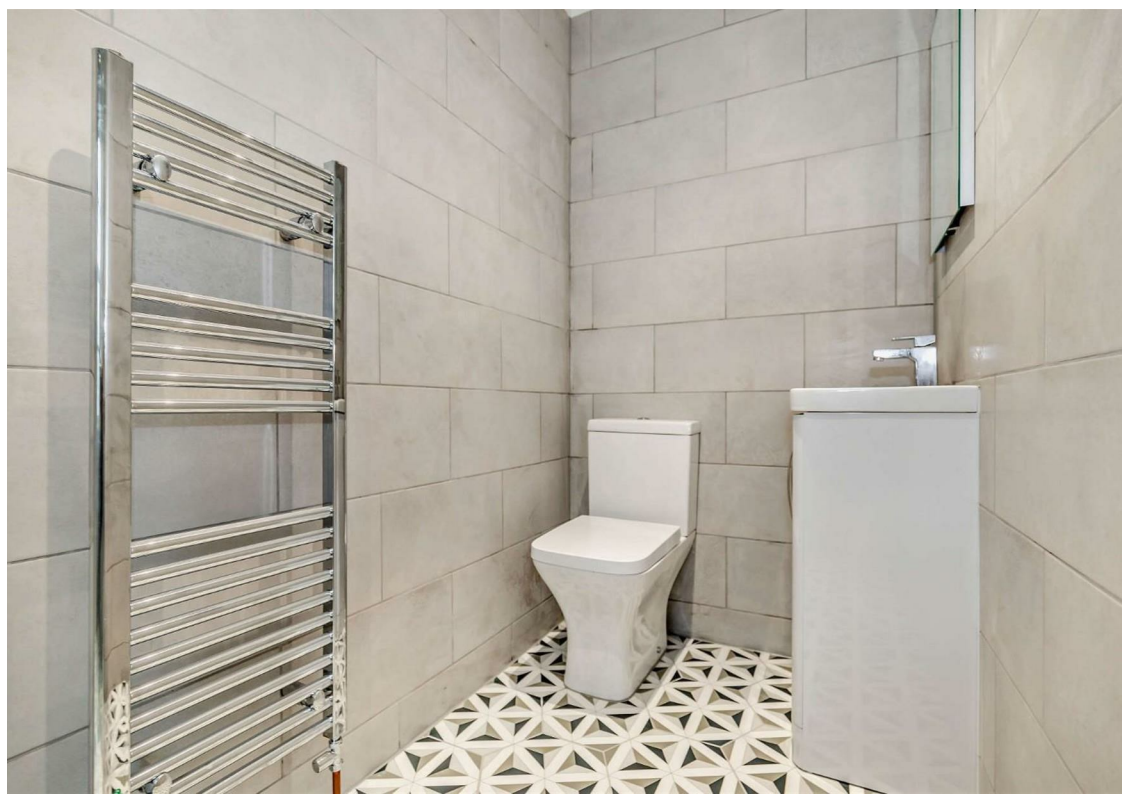
Externally the property has a rear courtyard and beyond that a garage, a real plus for a property in the centre of York. The garage is located in a secure courtyard accessed via electronically operated security gates.

Aldwark is located just a short walk from York Minster and benefits from all of the amenities and attractions the city has to offer.

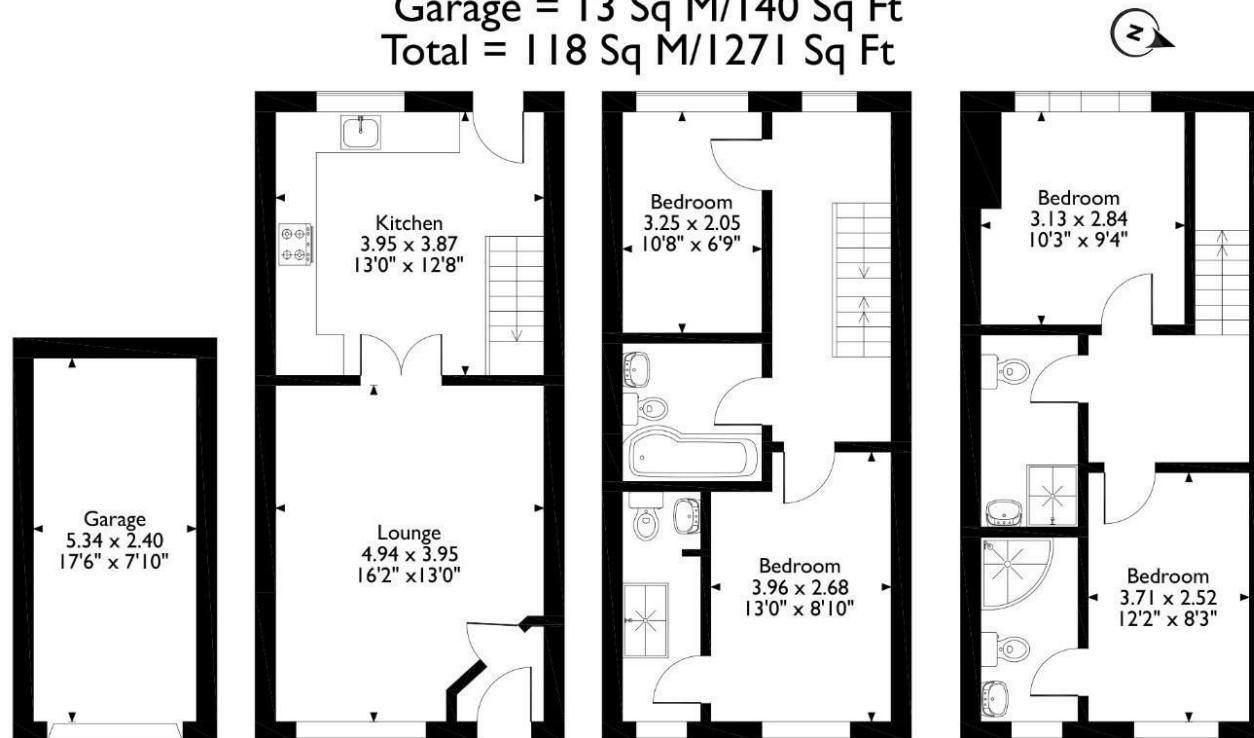
Viewing of this property is highly recommended to truly appreciate all it has to offer.

This is a Freehold property. Council Tax Band E.





56 Aldwark, York
 Approximate Gross Internal Area
 Main House = 105 Sq M/1130 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 118 Sq M/1271 Sq Ft



Ground Floor

First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

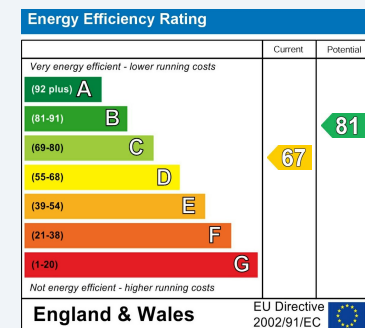
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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