



15 Brunswick Street
York YO23 1EB

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£275,000

Brunswick Street is a charming mid-terrace house located in South Bank, which is close to many local amenities and the ever popular 'Bishy Road' and not forgetting the Knavesmire and Racecourse!

There is a lot to like about the house and the space throughout is one of them. The ground floor accommodation offers entrance hallway, two reception rooms and kitchen. To the first floor there are two bedrooms and a large shower room. Plus the benefit of a rear yard with elevated patio.

With no forward chain, allowing for a smooth and hassle-free buying process. Don't miss out on the chance to make this lovely house your new home or investment.

EPC Rating C
Council Tax Band B

Entrance Lobby

UPVC door. Door into the entrance hallway.

Entrance Hallway

Radiator. Doors to further rooms. Stairs to first floor.

Dining Room

12'11" x 10'1" (3.95 x 3.09)

Two UPVC windows. Radiator. Cupboard.

Living Room

10'1" x 9'4" (3.09 x 2.86)

UPVC window. Radiator. Under stairs cupboard.

Kitchen

9'1" x 8'1" (2.79 x 2.48)

Fitted with wall and base units and coordinating worktops. Sink and drainer. Space and plumbing for washing machine. Space for tall fridge freezer. Built in oven with electric hob and extractor hood over. Boiler. UPVC window. UPVC part glazed door.

Stairs to the first floor





First floor landing

Doors to further rooms. Loft hatch. Cupboard.

Bedroom One

13'3" x 10'11" (4.06 x 3.35)

Two UPVC windows. Radiator. Built in wardrobe with hanging rail and shelving.

Bedroom Two

11'4" x 7'8" (3.46 x 2.36)

UPVC window. Cupboard with hanging rail. Radiator.

Shower Room

Fitted with a three piece suite comprising; shower cubicle, wash hand basin and toilet. Opaque UPVC window. Radiator.

Outside

To the rear of the property is a walled yard with steps up to a raised patio area where there is a handy shed and gate access to the alleyway. There are two further outbuildings, great for bikes and storage.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

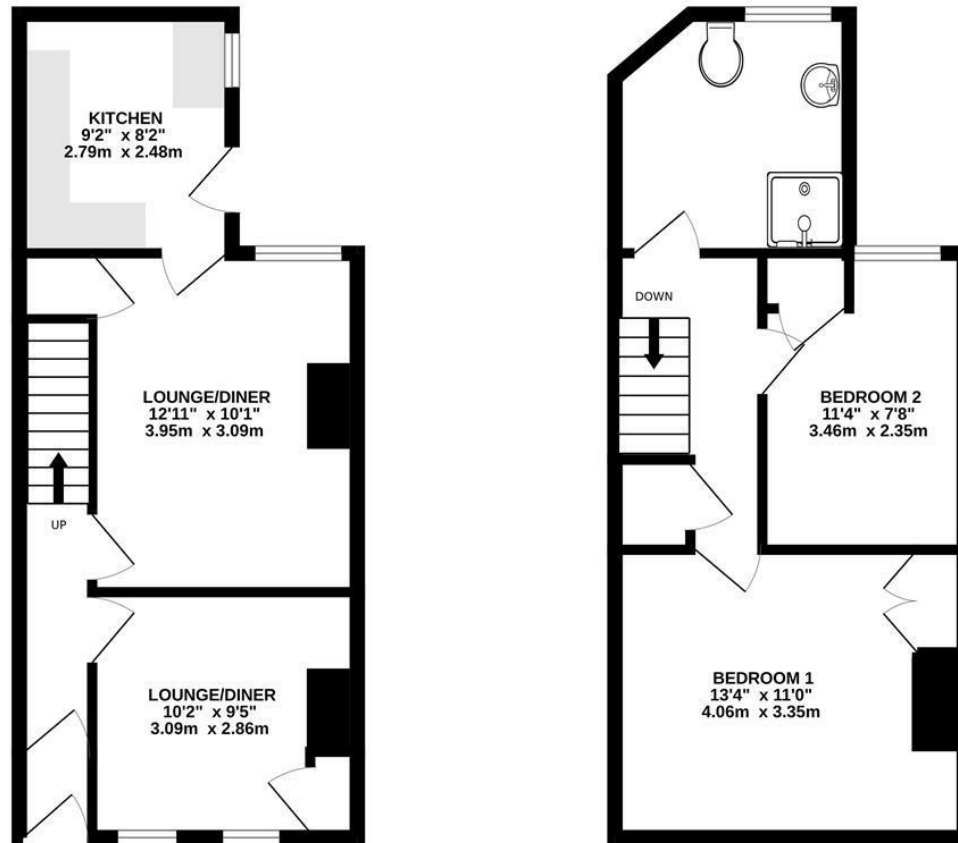
The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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