CLUBLEYS City

13, Charlton Street,
York, YO23 1JN
£395,000

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ABOUT THE PROPERTY

Situated in one of York's most sought-after residential areas just off the ever-popular Bishopthorpe Road, this attractive terraced home offers a wonderful opportunity to acquire a charming and well-proportioned property within easy reach of the city centre, local amenities and excellent transport links.

The property retains many original features and opens into a welcoming entrance hall leading to two generous reception rooms. To the front is a bright and inviting sitting room, featuring a characterful fireplace and alcove shelving, creating a cosy yet elegant living space. To the rear, the dining room provides an ideal setting for entertaining, with ample space for a dining table, useful under-stairs storage and views towards the courtyard. The fitted kitchen is positioned at the rear of the property and offers a practical and well-designed space with a range of wall and base units. Doors and windows provide access and light from the side, enhancing the sense of space and functionality. To the first floor, the landing leads to a stylish and spacious bathroom featuring a four-piece suite, including a striking roll-top bath, separate shower enclosure, vanity wash basin and WC, complemented by tiled flooring, part-tiled walls and a chrome heated towel rail.

Externally, the property benefits from permit parking to the front (subject to availability), while to the rear there is a fully enclosed courtyard, ideal for outdoor seating. An outhouse provides additional storage and a rear access gate adds further convenience.

This delightful home combines period charm with modern comforts in a prime York location with access to Rowntree Park at the end of the street, making it an ideal purchase for professionals, couples or anyone seeking a character property close to the heart of the city.

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Tenure: Freehold
City of York Council
Band: B

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL
Front entrance door, radiator, stairs to first floor.

SITTING ROOM
3.68 x 3.29 (12'0" x 10'9")
Window to front.
Feature fireplace, radiator.

DINING ROOM
3.91 x 3.38 (12'9" x 11'1")
Window to rear.
Laminate wood flooring, under stairs cupboard and radiator.

KITCHEN
3.83 x 1.95 (12'6" x 6'4")
Door and windows to side.
Wall and base units comprising space for washing machine and dishwasher, gas oven with extractor fan over and integrated fridge freezer. Laminate wood flooring and radiator.

FIRST FLOOR

LANDING
Window to side.

BATHROOM
3.16 x 1.97 (10'4" x 6'5")
Window to rear.
Four piece suite comprising a roll top bath, separate shower, wash hand basin set in vanity unit and low flush WC. Part tiled walls, tiled flooring, chrome ladder style heated towel rail and extractor fan.

OUTSIDE
Permit parking to the front subject to availability.
The rear courtyard is fully enclosed with outhouse and rear access gate.

ADDITIONAL INFORMATION

SERVICES
Mains Water, Gas, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES
None of the appliances have been tested by the Agent.

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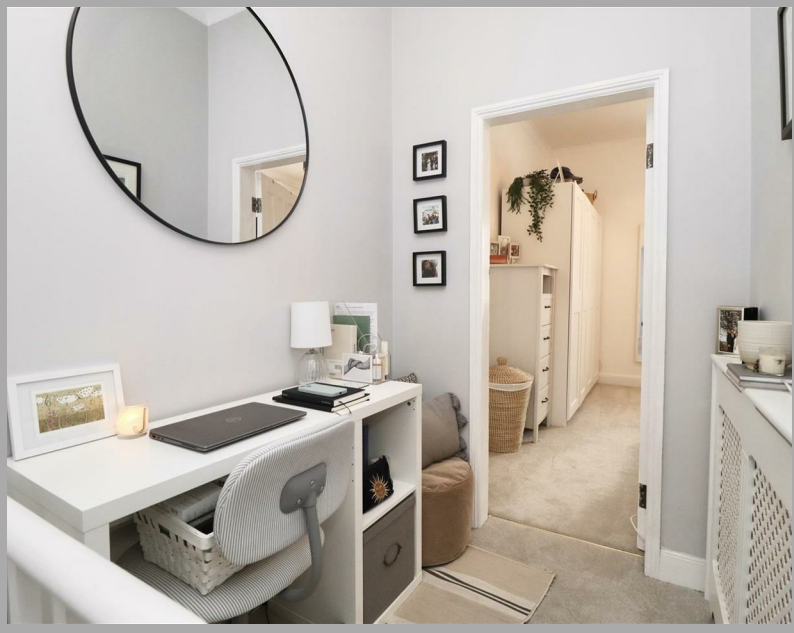

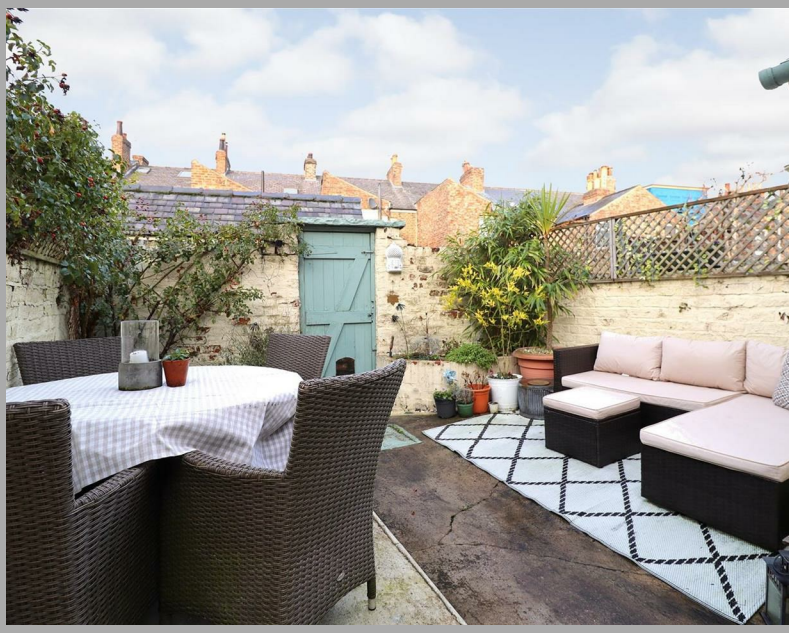

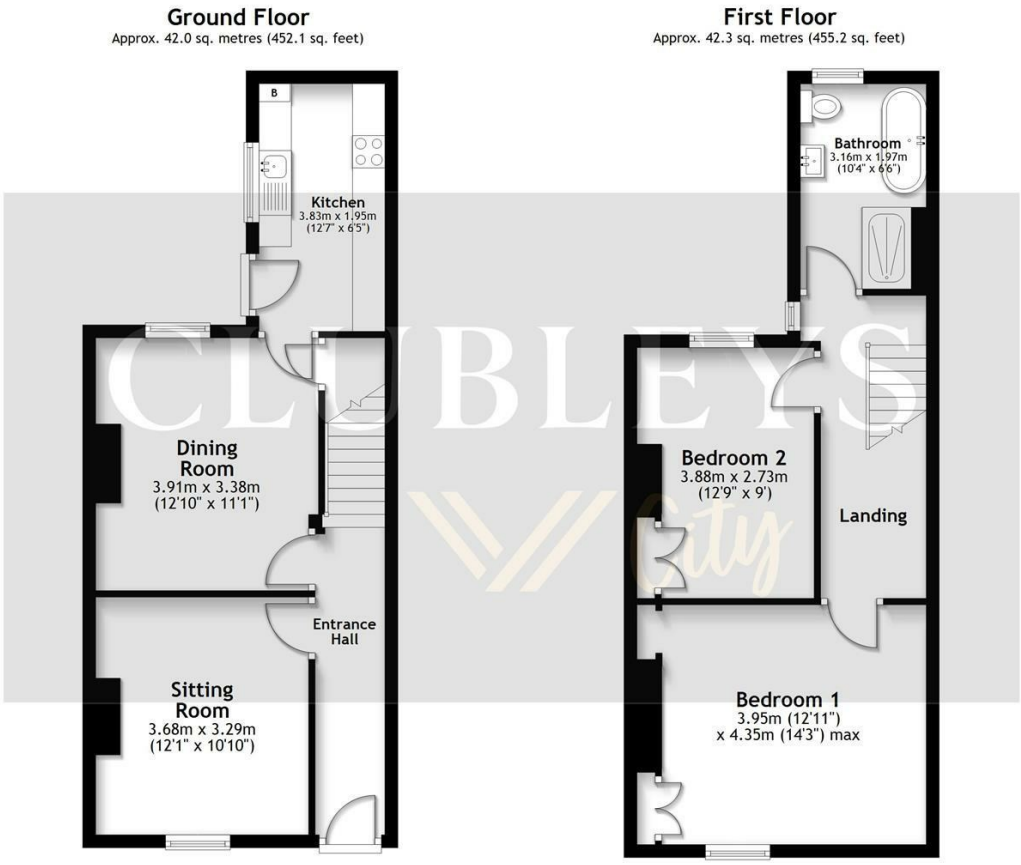

Total area: approx. 84.3 sq. metres (907.3 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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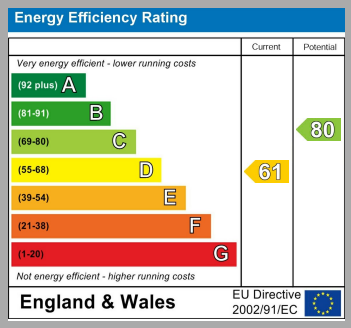

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.