

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Whilst every attempt has been made to ensure the accuracy of the description, measurements of rooms and other areas are approximate. It is included in the sale the guaranteees with form part of the overall purchase price and responsibility is taken by the purchaser. The services, fixtures, fittings and appliances shown have not been tested and no guarantee as to their operation. Made with Metreplan 02/2025



- EPC D
- No Onward Chain
- South Facing Courtyard
- Popular Residential Area
- Two Reception Rooms
- Loft Room
- Two Double Bedrooms
- Mid Terrace Home

Freehold  
Council Tax Band - B

# Balmoral Terrace South Bank, York YO23 1HS



Balmoral Terrace  
South Bank, York  
YO23 1HS

£300,000



Located in the ever-popular residential area of South Bank, just a short distance from York Racecourse and the vibrant Bishopthorpe Road, is this well-presented two-bedroom mid-terrace home. Having previously been a successful rental property for many years, it is now offered for sale with no onward chain and is expected to attract strong interest on the open market.

The accommodation briefly comprises an entrance hall leading through to two separate reception rooms, with a spacious kitchen positioned at the rear. The kitchen offers a range of fitted wall and base units with ample worktop space and room for freestanding appliances. Beyond the kitchen is a rear hall providing access to a three-piece family bathroom.

To the first floor are two well-proportioned double bedrooms, with stairs leading to a loft room featuring two windows that allow plenty of natural light.

Externally, the property enjoys a charming forecourt to the front and a south-facing courtyard-style garden to the rear, complete with access to the service lane and a brick-built store.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band B

