

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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

# Brunswick Street South Bank, York YO23 1ED

- Freehold
- Council Tax Band - B
- Period Terrace House
- Three Bedrooms
- Loft Bedroom With Ensuite W.C
- New Roof
- Period Features
- Sort After Location
- EPC C



Brunswick Street  
South Bank, York  
YO23 1ED

£325,000

3 1

This home is found in an ideal location, situated in the ever popular South Bank area of York, moments from Bishopthorpe Road, Rowntree Park and the City Centre. This beautifully presented, ready to move into, three bedroom period terrace offers stylish accommodation throughout.

The property underwent a comprehensive renovation including a dormer loft conversion completed by a developer in 2019, with further improvements carried out by the current owner since 2023. The result is a superb home finished to a high standard throughout, comparable with many of the best renovated properties in the surrounding area. An entrance door opens into a bright and welcoming lounge with an open fireplace, perfect for an electric fire and useful built-in storage. To the rear is a modern dining kitchen fitted with a range of wall and base units, solid wood worktops, integrated dishwasher, electric oven and gas hob, with ample space for dining. A useful utility area provides additional storage ideal for a washing machine, whilst the chic ground floor bathroom features a contemporary white suite with shower over bath.

On the first floor are two well proportioned bedrooms, including a spacious double bedroom with an attractive period fireplace and a versatile single bedroom which is currently utilised as a home office. The converted second floor provides a stunning principal bedroom with rooftop views, useful eaves storage and an ensuite WC.

Externally, the property benefits from a sunny and enclosed south facing courtyard garden. This provides an ideal space for outdoor dining, and entertaining and a storage shed. Gated access leads to the rear service lane.

