



Ashtons

Claremont Terrace, York, YO31 7EJ

# Claremont Terrace

York

YO31 7EJ

£500,000



Located in the heart of York, just a short walk from the city centre, train station, historic city walls and beautiful riverside walks, is this impressive three-storey, four-bedroom Victorian terrace. Surrounded by renowned eateries, excellent amenities and highly regarded schools, this home offers an exceptional city lifestyle. Recently renovated, this home benefits from a new roof, new windows and recently replaced boiler.

Offering a fantastic opportunity, this well-presented home retains its period charm while providing a versatile layout to suit modern living, and is offered with no onward chain.

Internally, the home opens into a welcoming entrance hall, leading through to two spacious reception rooms. The living room to the front is filled with natural light from a bay window, while the dining room provides a wonderful space for entertaining and family gatherings. To the rear, an extended kitchen offers a fitted space with ample storage and worktop areas, along with access to a useful internal courtyard. A ground floor bathroom completes this level.

To the first floor are two generous double bedrooms, including the primary bedroom with its own ensuite shower room, along with a further shower room. The second floor offers two additional well-proportioned double bedrooms, creating flexible accommodation for families, guests or home working.

Externally, the property benefits from a forecourt to the front and a private courtyard to the rear, ideal for enjoying outdoor space in a central setting. On-street parking is available.

A wonderful opportunity to acquire a characterful and spacious home in one of York's most desirable and convenient locations. Early viewing is highly recommended to fully appreciate all that is on offer.





# Claremont Terrace York YO31 7EJ

Freehold  
Council Tax Band - D

- Four Bedroom Victorian Terrace Home
- Set Over Three Spacious Floors
- No Chain
- Well Presented With Great Potential
- Two Spacious Reception Room
- Close To City Walls And River
- Walking Distance To Train Station
- Traditional Fourcourt
- Walled Courtyard Garden
- EPC D



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 sq.m.) approx.  
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