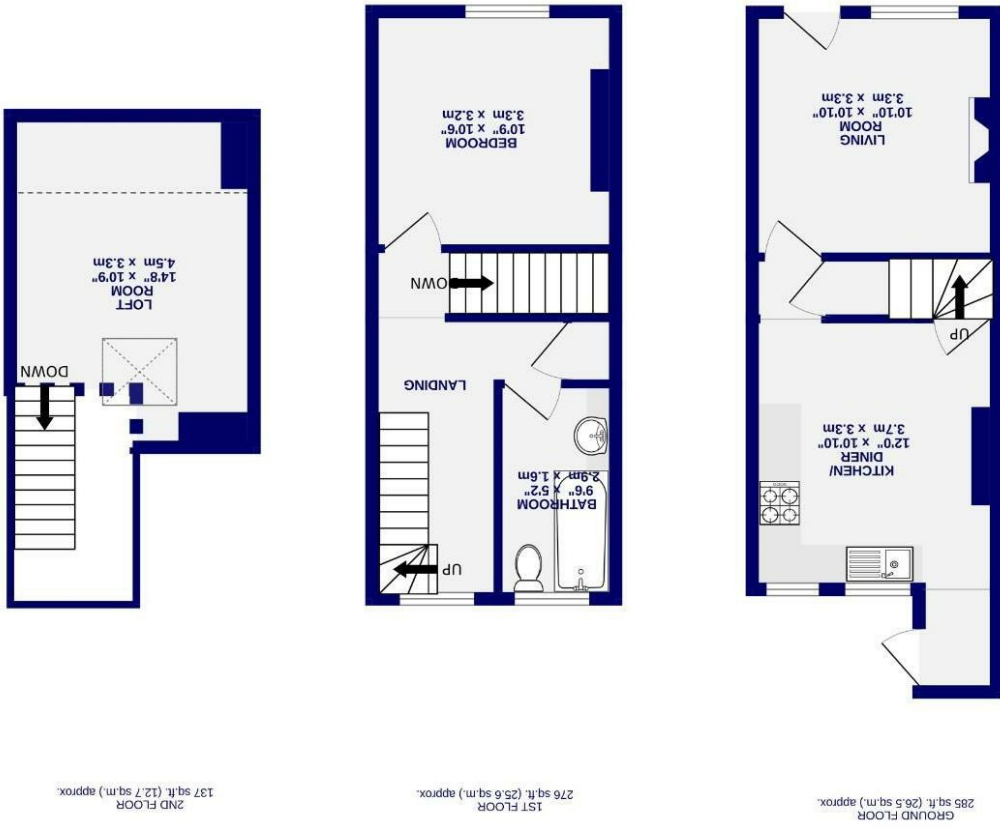


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 statements contained in these particulars 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 areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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.

# Alma Terrace, York, YO10 4DL

Freehold  
Council Tax Band - B

- Charming One Bedroom Victorian Terrace
- Mezzanine Office Or Guest Space
- Beautifully Presented Turn Key Home
- Full Of Character And Period Features
- Walking Distance To Station And Riverside Walks
- Cosy Living Room With Feature Fireplace
- Stylish Kitchen With Quarry Tiled Floor
- Sought After Central York Location
- Private Courtyard Garden
- EPC E



TOTAL FLOOR AREA: 697 sq. ft. (64.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is advised that the purchaser's own surveyor should verify the accuracy of the floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
 Made with Metropix c0225



# Alma Terrace

, York

YO10 4DL

Offers Over £300,000



Ashtons Estate Agents are delighted to offer this charming one bedroom Victorian terrace, situated in a sought-after residential area just a short walk from York city centre, the railway station and scenic riverside walks. Beautifully presented throughout, this unique period home is full of warmth, character and charm, offering a wonderful turn-key opportunity ready to move straight into. Positioned close to local amenities, renowned eateries and all that our historic city has to offer, this is a truly special home in an exceptional location.

Approaching the property from this attractive street, the pretty forecourt garden immediately sets the tone and invites you into the home. The living room is cosy and welcoming, beautifully styled with tasteful décor, wooden flooring and a fireplace with ornate traditional surround and hearth, creating the perfect place to relax and unwind.

To the rear is the charming kitchen, fitted with shaker-style units complemented by stylish worktops. The exposed brick chimney breast and former fireplace recess add character and useful storage, while the original quarry tiled flooring enhances the period feel. A rear door leads directly out to the private courtyard garden.

To the first floor is a generous double bedroom with ample space for additional furniture. The bathroom is positioned to the rear and features a shower over the bath along with a bespoke arch-shaped vanity unit with storage. The spacious landing area benefits from built-in wardrobes and stairs leading to a mezzanine office space, which could also serve as an occasional guest area. Exposed brickwork continues throughout, adding to the individuality and charm of the home.

