



Waverley Street

York

YO31 7QZ

£330,000



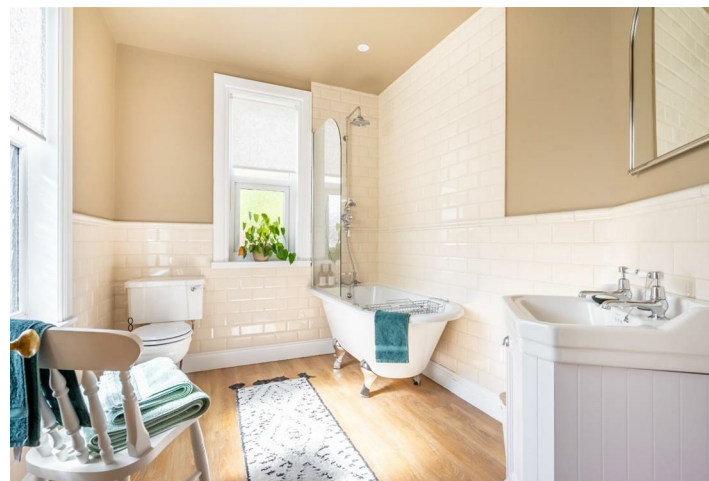
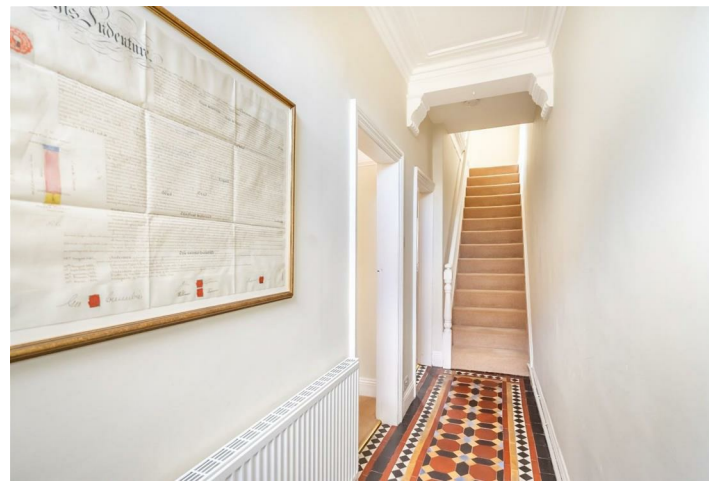
Located in the heart of York, this beautifully renovated Victorian terrace offers a wonderful balance of period charm and modern living, with the added benefit of views towards York Minster. Well suited to first-time buyers or investors, the property is ideally positioned within walking distance of the city centre, railway station and a wide range of local amenities.

Internally, the property opens into a tiled entrance hall leading through to two well-proportioned reception rooms, both filled with natural light and retaining attractive period features, including chimney breasts and decorative cornicing. The dining room also enjoys views towards the Minster. To the rear is a modern fitted kitchen, offering a range of units and integrated appliances, creating a practical and stylish space.

To the first floor are two generous bedrooms, each featuring original fireplaces, with the second bedroom also benefiting from Minster views. The accommodation is completed by a recently updated bathroom, fitted with a roll-top bath and overhead shower, in keeping with the character of the home.

Externally, there is an enclosed rear courtyard providing a private outdoor space for seating. On street permit parking available in the immediate vicinity.

A well-presented home in a prime central location, combining character features with modern comforts - early viewing is highly recommended.



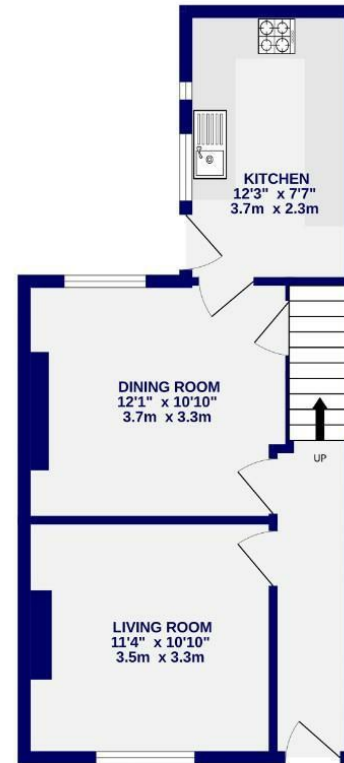


# Waverley Street York YO31 7QZ

Freehold  
Council Tax Band - B

- Period Victorian Terrace
- Two Reception Rooms
- Two Bedrooms
- Mosaic Tiled Entrance Hall
- First Floor bathroom
- Excellent Decorative Order
- Central Location
- EPC E

GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA - 822 sq.ft. (76.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the gauger's lines will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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