



Walworth Street North  
Leeman Road, York  
YO26 4YA

£200,000



Situated just a short stroll from York city centre and the train station, this unique and beautifully presented one bedroom home offers a rare opportunity to enjoy a peaceful residential setting, with all the convenience of city living right on the doorstep.

Tucked away in a quiet residential area of Leeman Road, an area set to benefit significantly from the ongoing York Central regeneration, the property would make an ideal first home, investment, or downsize for those looking to be close to excellent transport links and the River Ouse.

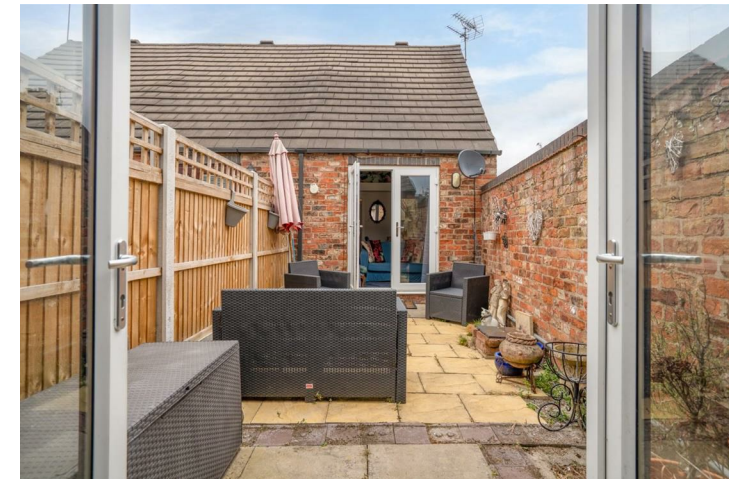
The accommodation is well arranged and full of natural light. A welcoming entrance hall leads into a striking double height living space with patio doors opening out to a private, south facing courtyard garden. The separate kitchen is fitted with a range of wall and base units, with space for freestanding appliances.

The bathroom sits to the front of the property and features a three piece suite including a shower over the bath. A set of stairs rises from the living area to a mezzanine level, where a generous double bedroom benefits from built in wardrobes and a skylight for added light.

To the rear, the private courtyard garden provides a peaceful outdoor space, and leads to a versatile outbuilding currently used as a studio/workshop, which is fully equipped with power and plumbing, making it ideal for home working, hobbies or additional utility space. Beyond this is an off street parking area.

Sure to be popular among a range of buyers, early viewing is highly recommended.

Council Tax Band- A



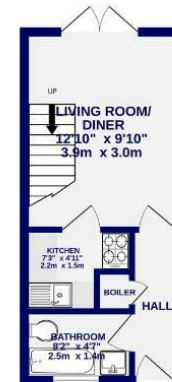


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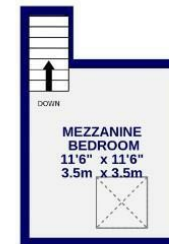
Freehold  
Council Tax Band - A

- One Bedroom Freehold House
- Vaulted Ceilings
- South Facing Rear Garden
- Seperate Studio
- Off Street Parking
- Convenient Location
- Appealing To A Range Of Buyers
- EPC F

GROUND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
126 sq.ft. (11.6 sq.m.) approx.



TOTAL FLOOR AREA - 513 sq.ft. (47.7 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 garage/storeroom 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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