



Harrison Street
, York
YO31 1DG

£260,000



A delightful traditional terraced home situated in a prime and highly convenient location. Recently redecorated and within easy walking distance of the shops and amenities on East Parade, the property also offers quick and convenient access to York city centre. The area is further enhanced by a number of lovely nearby parks and green spaces, ideal for dog walking and outdoor leisure. This charming home will appeal to a wide range of buyers and is expected to attract strong interest.

The bright and airy accommodation features an open-plan living, dining, and kitchen area, creating a welcoming and sociable space. The kitchen boasts a range of shaker-style units with basket storage drawers, Belfast sink, all complemented by a warm green décor and pleasant views over the quaint courtyard garden, which can be accessed via the rear door and vestibule. The property further benefits from a newly installed, economical heat pump, providing an energy-efficient heating solution.

To the first floor are two well proportioned double bedrooms, along with a recently refurbished shower room, stylishly finished with neutral tiling, a modern vanity unit, and a built-in sink.

To the rear, there is a charming walled cottage-style courtyard garden, complete with a brick built storage shed. Views of the church's stained-glass windows add to the tranquil and characterful atmosphere of this private outdoor space.

A truly wonderful property that would make an ideal first home or an attractive investment opportunity. Early viewing is highly recommended for this no onward chain home.





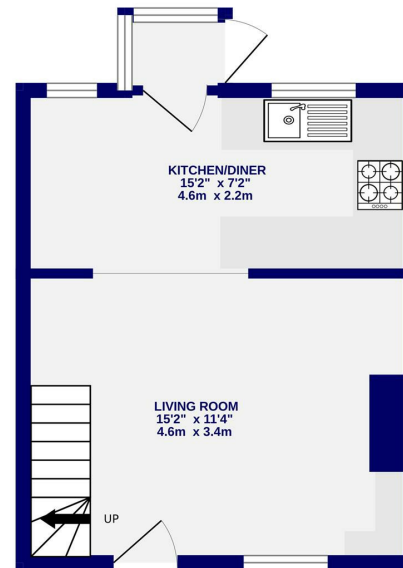
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Freehold
Council Tax Band - B

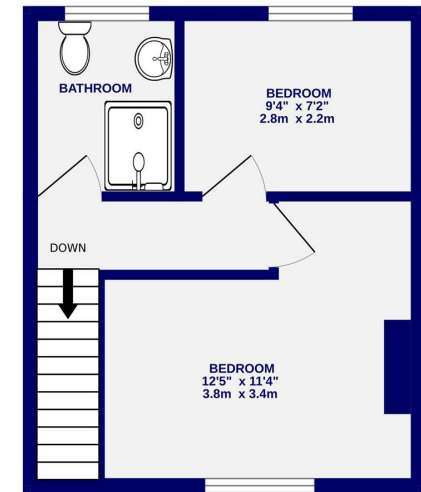
- Delightful Traditional Terraced Home
- Prime And Convenient Location
- Two Double Bedrooms
- Recently Redecorated Throughout
- Open Plan Living Space
- Newly Installed Economical Heat Pump
- Charming Courtyard Garden
- Nearby Parks And Dog Walks
- Walking Distance To Shops
- No Onward Chain

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GROUND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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/stores 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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