



Wolsley Street
Off Heslington Road, York
YO10 5BQ

£260,000



Located in a central and highly sought after residential area within walking distance of York City Centre, this well presented two bedroom Victorian terrace could make a perfect first home or investment property. With York train station, city centre amenities, and the University of York all easily accessible, the property is ideally positioned for a variety of buyers. Wolsley Street lies just off Heslington Road, also offering excellent access to the Foss Islands Retail Park and a range of local shops, cafes, and transport links.

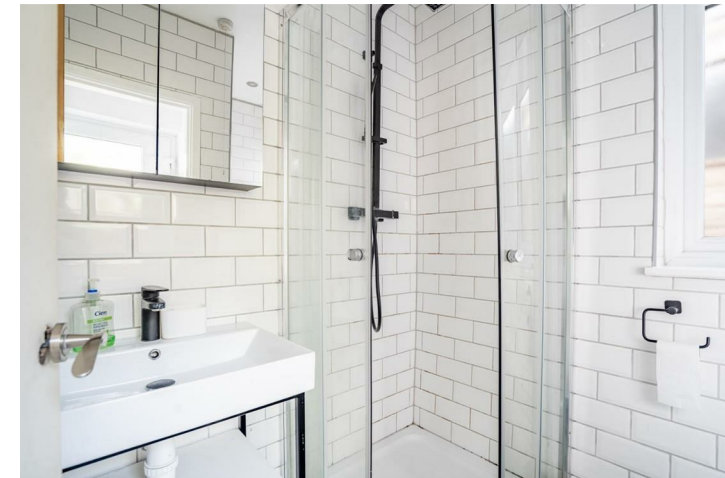
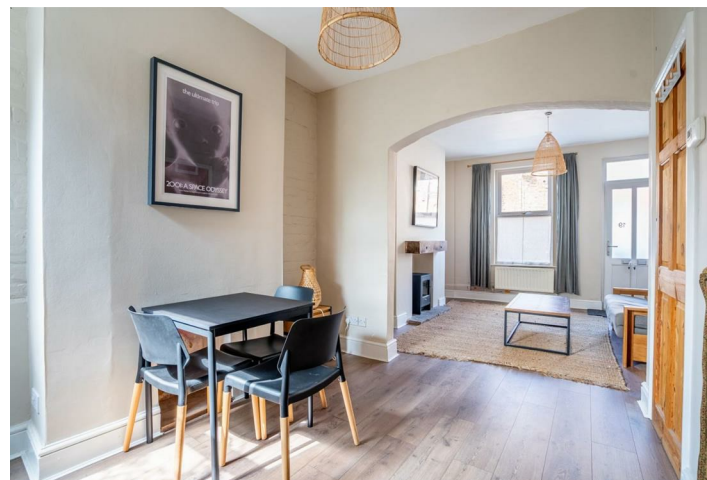
Previously a successful rental property, it has been updated and well maintained by the current owner in recent years. Internally, the home features a spacious open plan living and dining room, complete with two fireplace recesses and stylish laminate flooring. To the rear, the modern kitchen is fitted with a range of contemporary wall and base units, complemented by oak worktops and Metro-style tiled splashbacks. A well-appointed bathroom completes the ground floor.

Upstairs, there are two generous double bedrooms, both offering ample space for furniture.

Externally, the property benefits from an enclosed rear courtyard and a single garage set back from the house which could be ideal for storage or further outdoor space. On street parking is available to the front of the property.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band- B





Wolsley Street Off Heslington Road, YO10 5BQ

Freehold
Council Tax Band - B

- No Onward Chain
- Ideal First Home Or Investment
- Sought After Residential Area
- Period Victorian Terrace
- Two Double Bedrooms
- Open Plan Reception Space
- Contemporary Kitchen & Bathroom
- EPC C



TOTAL FLOOR AREA: 596 sq.ft. (55.3 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 gauges/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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