



Union Terrace
, York
YO31 7ES

Offers Over £300,000



Tucked away just off Clarence Street on the charming Union Terrace, this truly unique two-bedroom detached property presents a rare opportunity to enjoy city-centre living with a level of privacy and space seldom found so close to the heart of York.

Within easy walking distance of the city centre, the home immediately stands out for its detached status, a feature almost unheard of in such a central location.

Inside, the property offers a spacious and welcoming living room, ideal for relaxing or entertaining. To the rear, a modern kitchen provides ample space for a dining table, creating a sociable hub of the home. The kitchen flows seamlessly into a bright conservatory, which in turn opens out to the rear courtyard, perfect for low-maintenance outdoor enjoyment.

Beyond the courtyard sits a large single garage with electric, offering secure parking and excellent storage with the garage loft being fully boarded. The garage also benefits from a lavatory, adding a practical and flexible extra rarely found with city properties.

Upstairs, the accommodation continues with two well-proportioned double bedrooms and a purpose-designed shower room. Additionally, a room has already been created within the loft space, offering exciting potential for full conversion with the installation of proper access, subject to the necessary planning permissions.

Offered with no onward chain, this is a standout home that combines character, convenience, and future potential in equal measure.

Early viewing is highly recommended to fully appreciate how special this property truly is; opportunities like this don't come along often.

Council Tax Band B

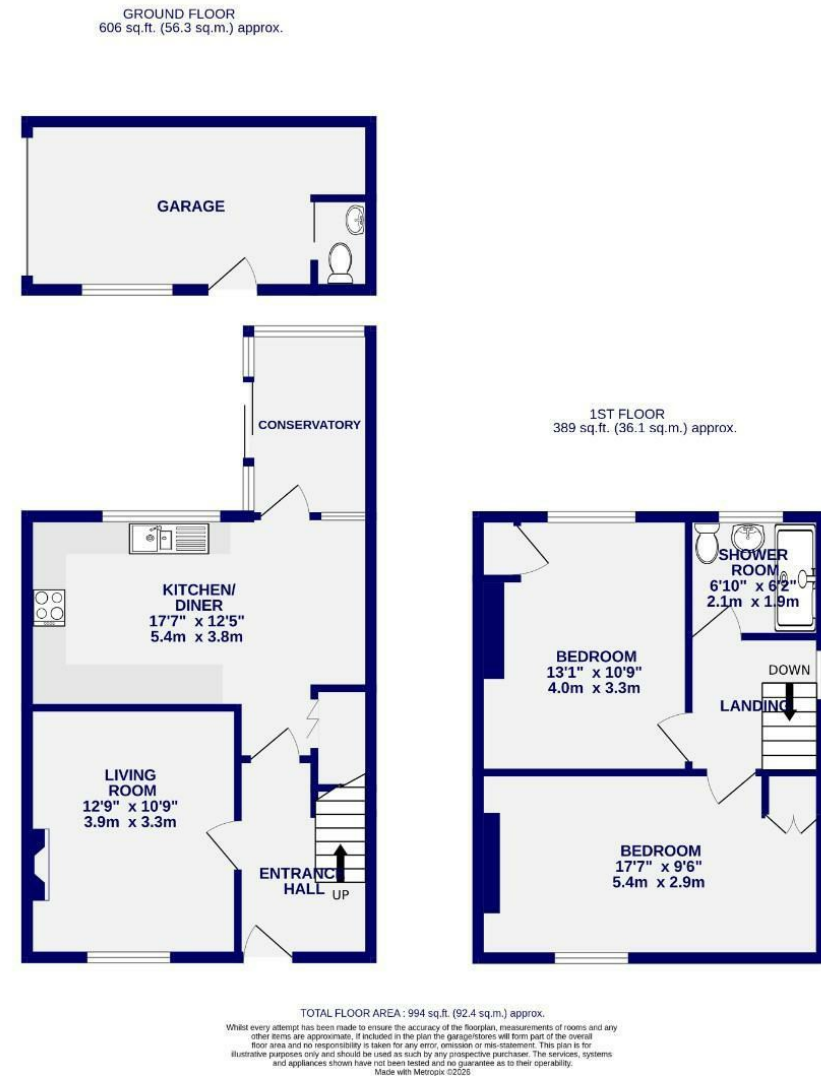




Union Terrace , York YO31 7ES

Freehold
Council Tax Band - B

- Offered With No Onward Chain
- Unique, Two Bedroom Detached Property
- Off-Street Parking Via Garage
- Walking Distance To The City Centre
- Modern Condition Throughout
- Potential To Extend Into The Loft (STPP)
- Covered Courtyard
- EPC - TBC



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