

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. Any measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection of the property or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. Any property on behalf of the vendor.

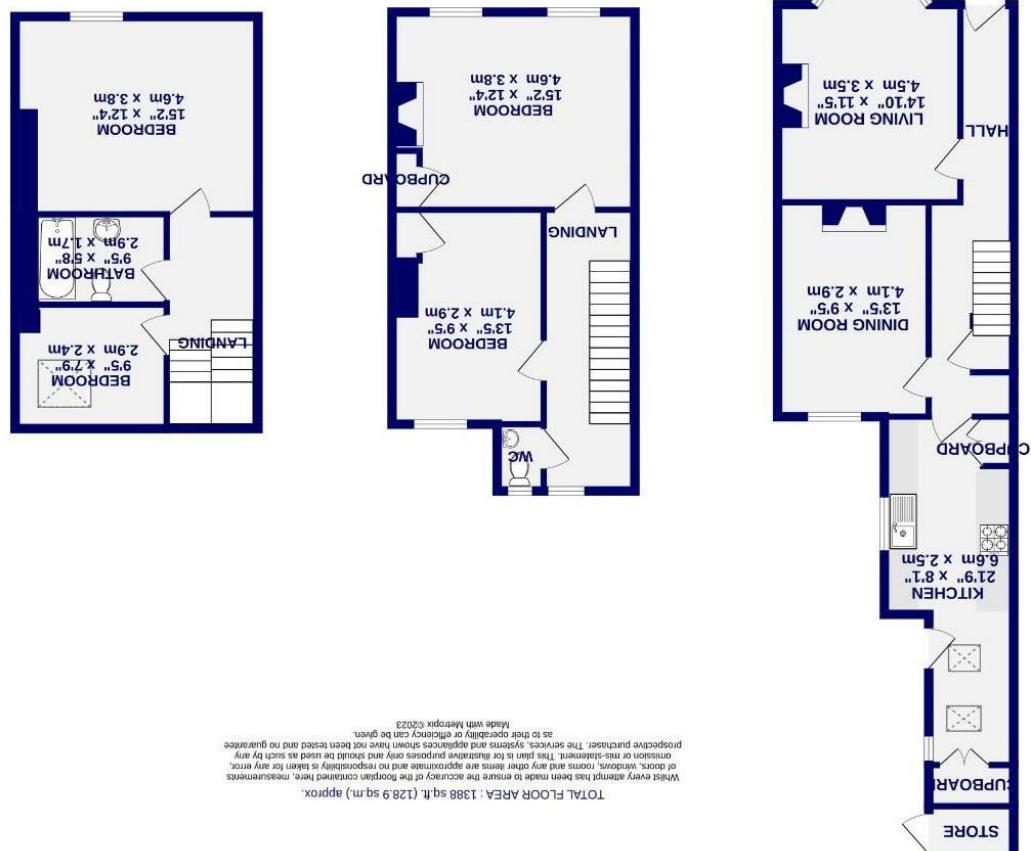
- EPC D
- No Forward Chain
- City Location
- Wallied Courtyard
- Set Over Three Floors
- Kitchen & Breakfast Room
- Two Reception Rooms
- Four Bedrooms
- Period Terrace Property

Freehold Council Tax Band - D

Claremont Terrace, York, YO31 7EJ

Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of distances, areas and any other details may not be exact. The vendor does not guarantee these details and no reliance may be placed on them. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. It is the responsibility of the purchaser to make their own investigations to satisfy themselves of the condition and specification of the property. The vendor does not accept any responsibility for any inaccuracies in this leaflet.

TOTAL FLOOR AREA: 138 sq.m (148.9 sq.m) approx.



Claremont Terrace , York YO31 7EJ

£450,000

 4  1

This wonderful period home is set just a short stroll from the heart of York city centre.

This property is well presented throughout, the accommodation is light and spacious yet still benefits much of its original charm and character.

The property briefly comprises; entrance hallway, lounge with bay window and log burning stove and dining room. To the rear, the kitchen is well fitted with a range of quality units, solid wood work surfaces and range style cooker. There is open access to a breakfast room which has a Velux window, built in utilities cupboard and door to the rear courtyard.

To the first floor there are two bedrooms and a separate w.c. To the second floor there is another double bedroom, a single bedroom and a family bathroom.

Externally to the front the property has a part walled forecourt and to the rear is an enclosed walled courtyard style garden with timber shed and gated access to the rear elevation.

Offered for sale with no forward chain, early viewing is recommended.

Council Tax Band- D

