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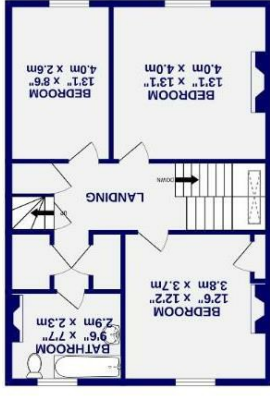
# Portland Street , York YO31 7EH

Freehold  
Council Tax Band - E

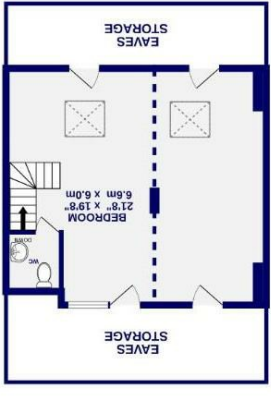
- Traditional Period Terrace Home
- Four Double Bedrooms
- Two Spacious Reception Rooms
- Sought After City Centre Location
- Close to Highly Regarded Schools
- Retains Many Beautiful Original Features
- Charming Period Home Circa 1865
- Private Courtyard Garden
- Off Street Parking
- EPC E



GROUND FLOOR  
822 sq ft (76 sq m) approx.



1ST FLOOR  
667 sq ft (62 sq m) approx.



2ND FLOOR  
413 sq ft (38 sq m) approx.

TOTAL FLOOR AREA: 1903 sq ft (176 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans, all measurements are taken from the face of the walls and are not intended to be used for any legal purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability.  
 Dimensions are given in feet and inches and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability.



Portland Street  
, York  
YO31 7EH

£650,000



Surely one of the finest examples of its type, this wonderful period home really must be viewed to be appreciated. A much-loved family home for many years, Ashtons Estate Agents are delighted to offer a rare opportunity to purchase a charming, wider-fronted city centre residence. Set on this sought-after street, within sight of York Minster, the city walls, and all the renowned eateries and attractions our historic city has to offer, this property is truly special. Benefitting from off-street parking to the rear and retaining an abundance of original features, this superb three-storey townhouse, built circa 1865, is perfectly placed for access to highly regarded schools, the district hospital, and excellent transport links. A rare opportunity to acquire a period home of real distinction in the heart of York.

Beyond the attractive forecourt, the entrance hall welcomes you with its elegant staircase, uniquely tucked away behind the first stunning front lounge. This reception room features a traditional bay window and character fireplace, creating an inviting and stylish space. A second bright and spacious reception room is set off the entrance hall beyond the stairs, ideally placed as a dining room, with built-in shelving and storage finished with an elegant arch detail. The kitchen is fitted with an array of period-style wall and base units, worktops, and a Belfast sink. A small courtyard gives access to a bike shed. To the rear of the property, a hardwood-framed conservatory garden room provides further living space and leads to a useful external store.

To the first floor, a generous landing gives access to three double bedrooms and a three-piece house bathroom. The second floor is home to a large bedroom suite with exposed beams and a separate WC, which could easily be adapted into a luxurious master suite or divided into two separate rooms.

