



Sutherland Street  
South Bank, York  
YO23 1HQ

£260,000



A spacious period mid terrace home set within the highly regarded South Bank area of York, positioned just moments from Rowntree Park, Bishopthorpe Road and offering excellent access to the A64 and the city centre beyond.

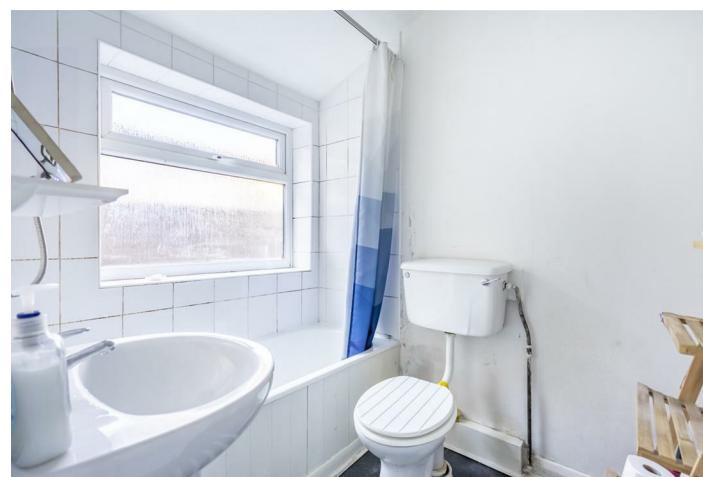
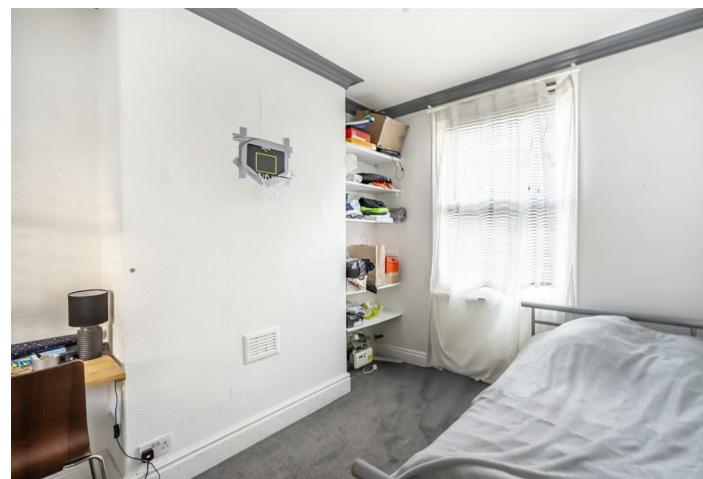
The property is entered via a traditional entrance hallway which leads through to a front reception room, currently utilised as a third bedroom but equally well suited as a sitting room or home office. To the rear is a second reception room providing flexible dining or living space, which in turn opens through to a modern, recently renovated kitchen fitted with contemporary units and white goods including a washing machine, fridge freezer and integrated oven and hob, overlooking the rear courtyard. Completing the ground floor is a three piece bathroom.

To the first floor are two generous double bedrooms, both well proportioned and offering excellent natural light, typical of properties of this period.

The property is currently tenanted, with the option for the buyer to continue the existing tenancy or take advantage of vacant possession, making it equally appealing to investors and owner occupiers alike.

Located in one of York's most sought after residential areas, within easy reach of popular local amenities, green spaces and commuter links, this is a versatile and well located home offering both lifestyle appeal and investment flexibility.

Council Tax Band B





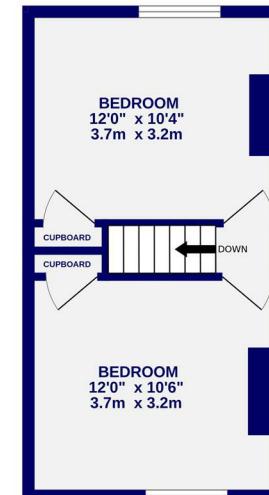
# Sutherland Street South Bank, York YO23 1HQ

Freehold  
Council Tax Band - B

- Period Terrace House
- Two/ Three Double Bedrooms
- Sought After Location
- Available Tenanted Or With Vacant Possession
- Modern Fitted Kitchen
- Period Features
- EPC D

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR  
270 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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 garages/stores will form part of the overall floor area. The floor 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.

Made with Metropix ©2006

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement 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 areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.