





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



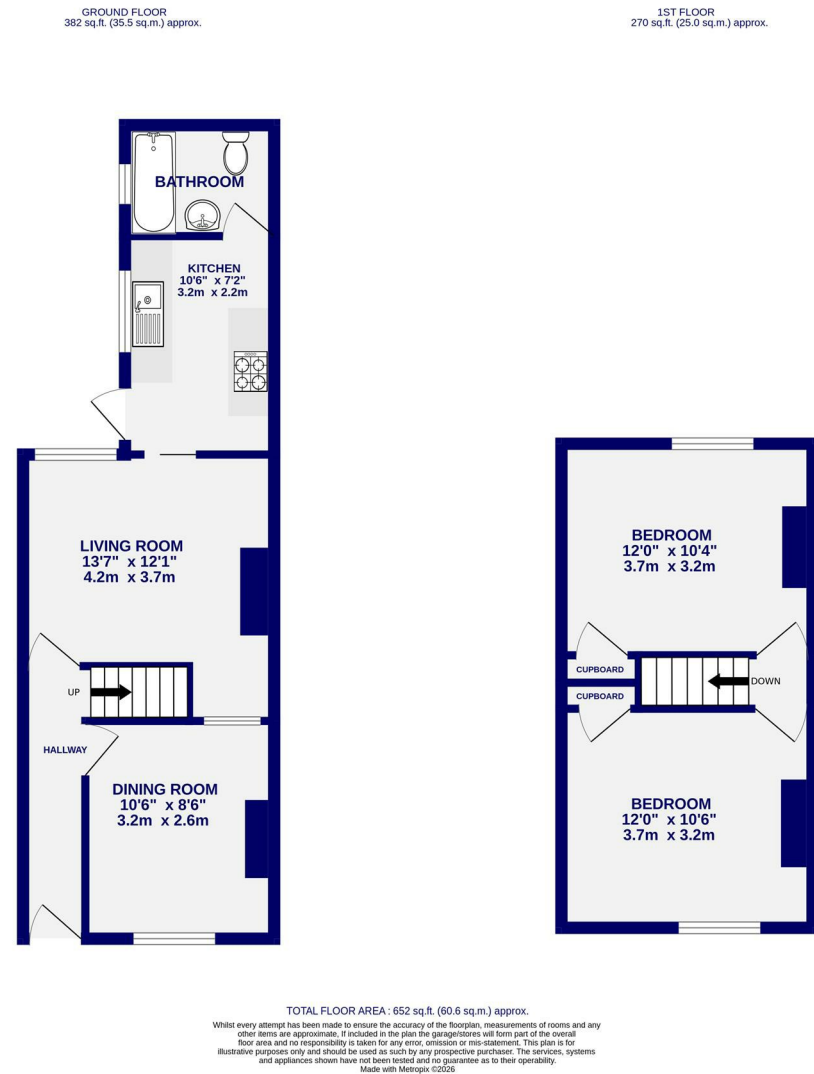




# Sutherland Street South Bank, York YO23 1HQ

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



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