



# Jamieson Terrace , York YO23 1HF

Offers Over £360,000



Ashtons Estate Agents is delighted to offer this beautifully presented period townhouse, tucked away in the ever-popular South Bank area of York. Just a short stroll from the fantastic local amenities on Albemarle Road and Bishopthorpe Road, the property also benefits from being close to green open spaces, including York Knavesmire, Hob Moor, and Rowntree Park. Immaculately maintained and full of charm, this lovely home is ready for its next owners to simply move in and enjoy. It offers spacious accommodation across two bedrooms and a versatile loft room.

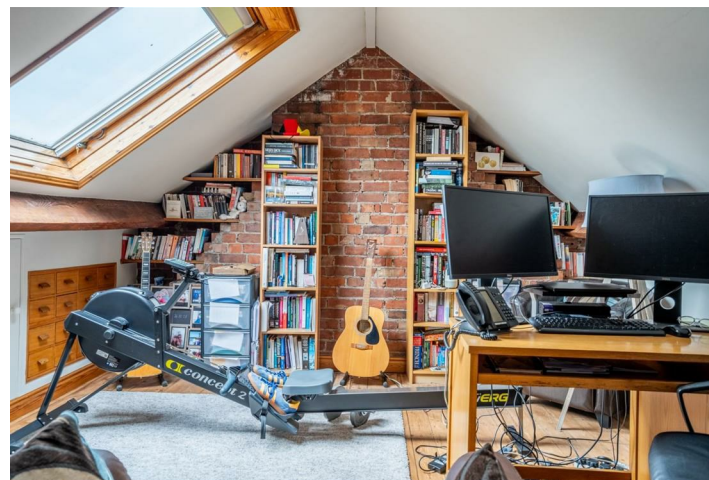
Stepping inside, the traditional entrance hall welcomes you. The bright and airy living room is a real highlight, with a large bay window creating a great flow of natural light throughout the day. A focal log burner adds to the cosy ambiance. To the rear of the home is a stylish kitchen diner fitted with cottage-style wall and base units, an original built in cupboard, and contemporary worktops that complement the space beautifully. An eye-catching tiled splash-back surrounds the oven and hob. The rear garden can be accessed through a charming stable-style door.

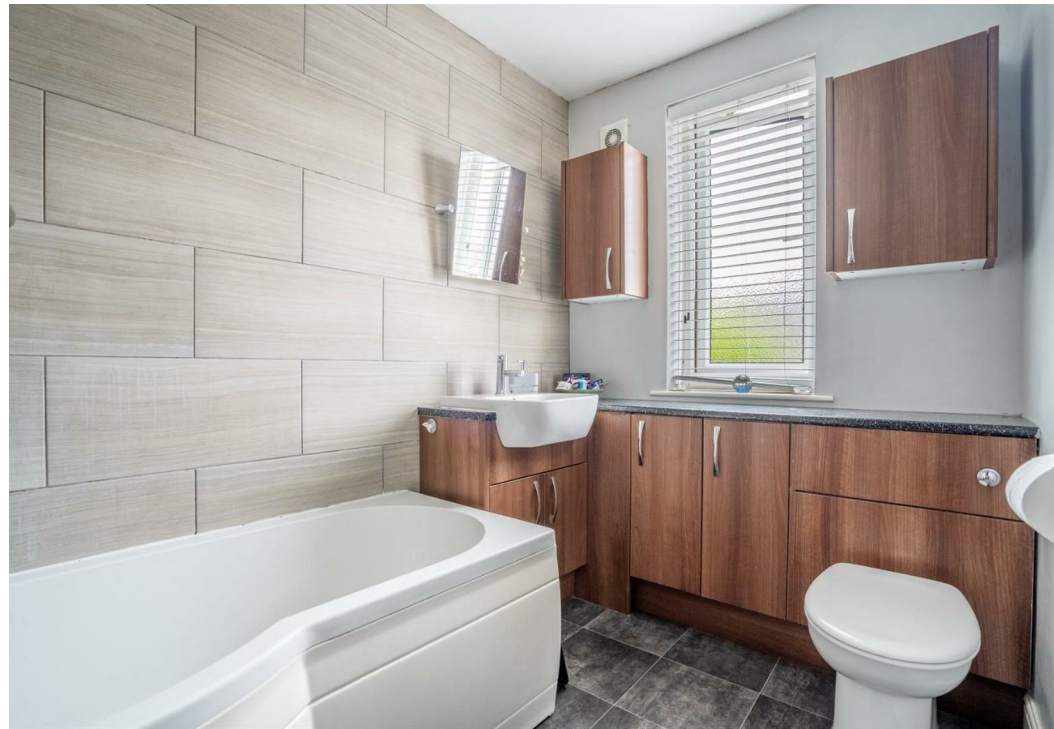
Upstairs, the first floor offers two generous bedrooms, with the main bedroom enjoying dual windows that flood the room with natural light. The sleek and stylish three-piece family bathroom features a shower over the bath and a vanity unit with a sink. The top floor provides a fantastic loft room, ideal as a guest room, home office, or additional living space, with handy storage tucked into the eaves.

Outside, the home enjoys a private and established courtyard garden with a patio area, ideal for entertaining or enjoying a quiet morning coffee. To the front is a traditional forecourt and on-street parking.

A wonderful home in one of York's most sought-after locations- early viewing is highly recommended to fully appreciate everything this property and its setting have to offer.

Council Tax Band- B





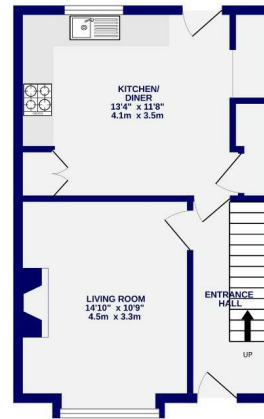
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Freehold  
Council Tax Band - B

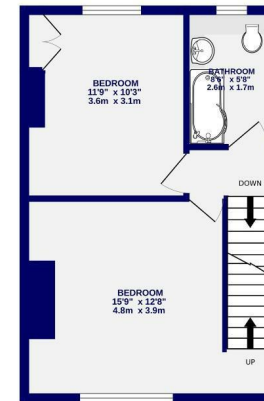
- Traditional Terraced Home
- Two Double Bedrooms
- Loft Room
- Beautifully Presented
- Log Burner
- Charming Original Features
- Private Court Yard Garden
- Sought After Location
- Ready To Move Into
- EPC - D

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.

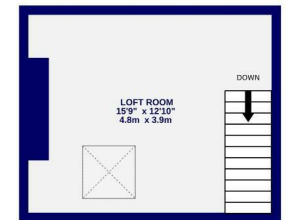
GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR  
195 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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/lofters will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This 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.  
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